November 2024

STOREFRONT ACTIVITY IN NYC NEIGHBORHOODS

NYC PLANNING

This report from DCP, the fourth of its kind, provides detailed information on the health of NYC's commercial retail corridors.

The Covid-19 pandemic disrupted New York City's economy and forced many storefront businesses to adapt overnight. More than four years later, some neighborhoods have recovered while others face lingering effects from the pandemic. The rise of remote and hybrid work has transformed the economic landscape of New York's neighborhoods and its storefront businesses.

Strong retail corridors are a pillar of neighborhood planning. The NYC Department of City Planning (DCP) has previously undertaken studies of storefront vacancy in 2009, 2019 and 2020, utilizing field research to portray a snapshot of conditions along select corridors. This report builds on past assessments and introduces new research utilizing the first comprehensive citywide storefront dataset to track vacancy and storefront composition trends over time for every storefront in each neighborhood across all five boroughs.

This analysis is intended to support the multitude of public and private actors, from individual businesses, property owners, brokers, civic groups, chambers of commerce, business improvement districts, and City agencies, who work to make New York City's commercial streets the most vibrant and diverse on the planet.

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This research builds on previous NYC Planning studies on storefronts and retail activity.
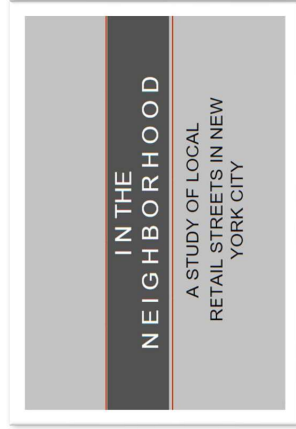
Aug. 2009

- Survey of 10 local retail streets with a range of higher and lower vacancy conditions.
- Analysis found opportunities to improve zoning to enable more walkable pedestrian-oriented retail environments, which informed neighborhood rezonings and City of Yes improvements.

IN THE
N E I G H B O R H O O D

A STUDY OF LOCAL
RETAIL STREETS IN NEW
YORK CITY
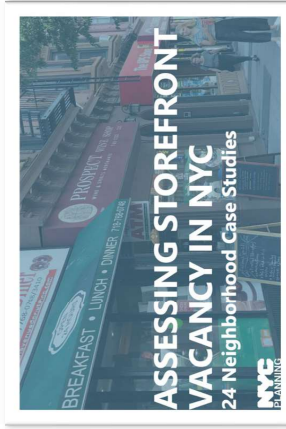
Aug. 2019

- Sample of 10k storefronts along 24 select corridors utilizing early Live XYZ dataset
- Analysis of changing retail landscape in NYC and the U.S.
- Found that vacancy is volatile and there is no single driver.
- Select neighborhoods experienced concentrations of vacancy that are related to spending patterns and market forces.

ASSESSING STOREFRONT VACANCY IN NYC
24 Neighborhood Case Studies
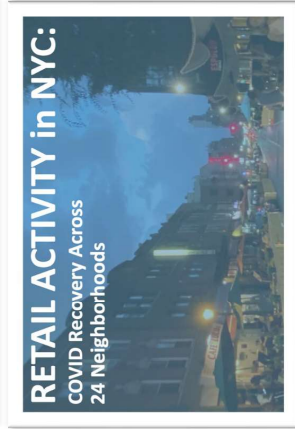
July 2020

- Follow-up ground survey of the same 2019 report corridors to assess COVID closures/re-openings.
- Found high rate of inactive storefronts (32%).
- Early recovery from pandemic affected corridors in different ways; locally-serving retail corridors had the highest shares of open businesses, while regional destinations were more impacted by reduced commuting and tourism and thus had higher rates of inactivity.

RETAIL ACTIVITY in NYC:
COVID Recovery Across
24 Neighborhoods

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How can NYC measure storefront activity?

In 2023, NYC contracted with a third-party vendor **Live XYZ** to develop a comprehensive, nearly real-time digital data source for tracking storefront occupancy.

- Live XYZ catalogues and maps **storefront spaces** across NYC and tracks the **businesses / organizations (occupants)** in those spaces and whether those spaces are vacant.

- Data is collected via ground survey on a rolling 90-day basis.

- The earliest reliable and complete citywide data was in 2019. Data collection paused during the pandemic, and data became reliable again in Q3 2023. Updates are now available on a quarterly basis.
  - *For this report, longitudinal change is either measured from the last pre-pandemic figure (Q1 2020) to latest available, or from Q3 2023 to latest available.*

- A public map-based version of the data is available at share.livexyz.com.

OCCUPANT or PLACE

businesses or organizations

SPACE

commercial and community spaces

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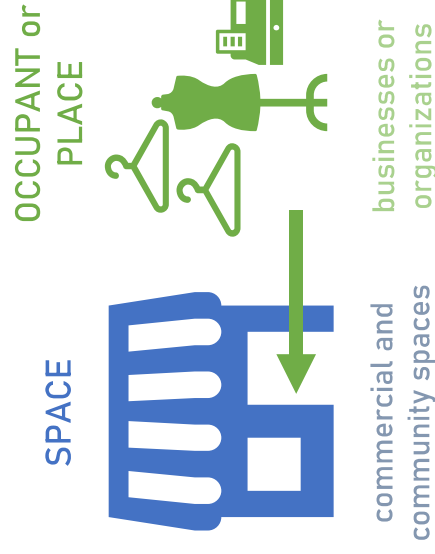
Anatomy of a Changing Commercial Corridor

The experience of a commercial street is the result of property owners and businesses over time working to occupy space. Live XYZ data allows the City to track the evolution of this physical experience over time through various metrics on storefronts and their occupants, as shown here in the life of a block on Nassau Street in Lower Manhattan, from 2019–2024:

Nassau St.
Between John St. and Fulton St.

24 Storefronts
5 Vacant (21%)
13% Vacancy in 2019

Former burger restaurant, pizza shop 2023*–present

Clothing retailer since 2019

Jewelry retailer closed in 2019, vacant since

Current gym occupant replaced another gym in 2023

Former dry goods retailer, vacant since 2021

Former smoke shop, now vacant

Eye doctor since 2019

Travel agency up to 2019, nail salon 2019–present

Data source: Live XYZ all-time dataset. * Pizza shop may have opened during pause in data collection between 2020 and 2023.
Photo source: Cyclomedia 2024.

Summary of Findings

1. Citywide storefront vacancy is trending down and is much recovered since the height of the pandemic.

Across the city, commercial vitality is returning. Vacancy rates are coming down citywide and a majority of neighborhoods have lower vacancy rates than a year ago — faring far better than at the heights of pandemic closures. Since the start of the pandemic, over 40,000 new storefront businesses have opened in NYC, resulting 1 in 3 storefront businesses being new in this decade. Vacancy rates in the Bronx, Queens, and Staten Island are below 9%, and Manhattan and Brooklyn, while still elevated, are trending downward. At the same time, there are pockets of high vacancy that remain, while other areas remain affected by longer term vacancies.

2. NYC storefronts are selling less merchandise and more experiences.

The Covid-19 pandemic created a wave of business openings and closures; 1 in 3 existing storefront businesses opened since since Q1 2020. This wave of change has accelerated a decades-long trend reshaping the city's storefront economy — a strengthening focus on dining and other "experiential" business types, and a shift away from stores that exclusively sell merchandise. Recent citywide zoning reforms through *City of Yes for Economic Opportunity* enable additional potential storefront growth in these categories.

3. Thriving local economies are driving the city's storefront recovery.

As storefront businesses open, close, and adapt to a post-Covid economy, the combined effects of citywide market changes intersect with building-level and neighborhood-level conditions in unique ways. Features like dynamism and foot traffic in a neighborhood, and the relative concentrations of growing or shrinking sectors, can have major effects on the amount and duration of vacancy experienced. Changing remote work patterns, demographic changes, and the return of tourism all affect the viability of different store types. Localized conditions from store size — whether full or vacant — to the appeal of the public realm, play roles in attracting and retaining commercial tenants.

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FINDING #1:

CITYWIDE STOREFRONT VACANCY IS TRENDING DOWN

Across the city, commercial vitality is returning, and storefront vacancy rates are coming down. Most neighborhoods have lower vacancy rates than a year ago, and all are faring far better than at the height of the pandemic. Since early 2020, over 45,000 new storefront businesses have opened across NYC, such that 1-in-3 existing storefront businesses opened this decade. Vacancy rates in the Bronx, Queens, and Staten Island are below 9%, while Manhattan and Brooklyn, though still elevated, are trending downward.

As of the third quarter of 2024, NYC has over 143k storefronts.
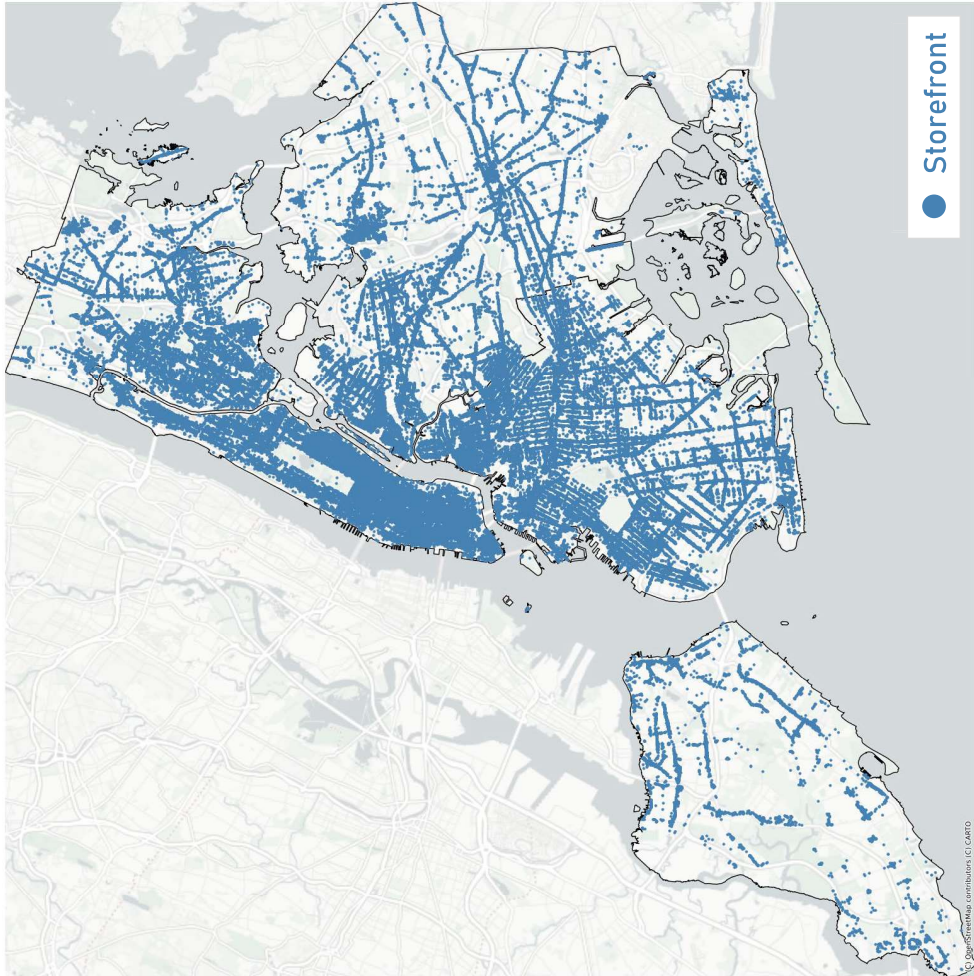
Storefront Counts & Vacancy, Q3 2024

Borough	Storefronts	# Vacant	% Vacant
Manhattan	37.5k	5.3k	14.2%
Brooklyn	46.3k	5.5k	11.9%
Queens	34.4k	3.0k	8.7%
Staten Island	5.7k	0.5k	8.5%
Bronx	19.4k	1.6k	8.2%
NYC	143.4k	15.9k	11.1%

● Storefront

Source: Live XYZ Snapshot Q3 2024; storefronts only; rounded.

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Citywide, 15.9k of NYC's storefronts are currently vacant (11.1%).
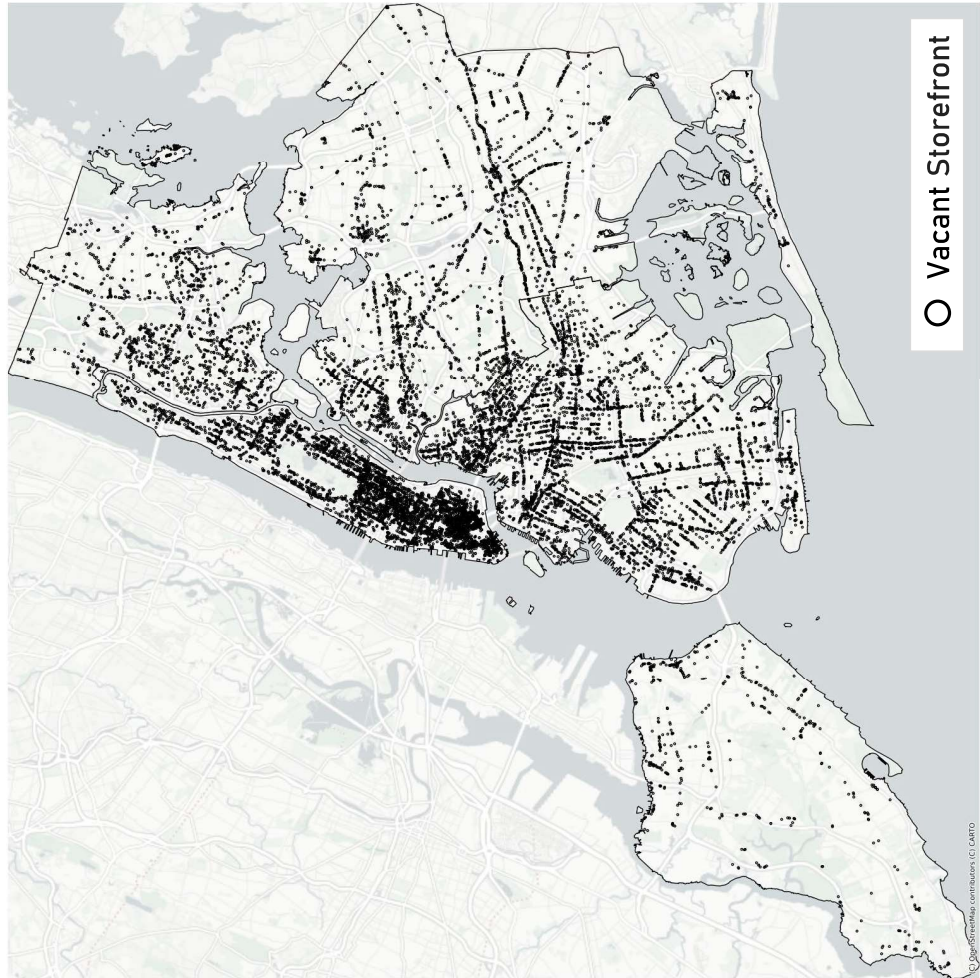
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○ Vacant Storefront

Source: Live XYZ Snapshot Q3 2024; storefronts only; rounded.

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Citywide, vacancy rates have declined for four straight quarters. Vacancy in the Bronx is lower than it was before, the pandemic and is approaching pre-pandemic levels in Brooklyn and Staten Island. Rates in the Bronx, Queens, and Staten Island are all below the citywide average and are at a level considered healthy (below 10%).

Borough Vacancy Rates Over Time
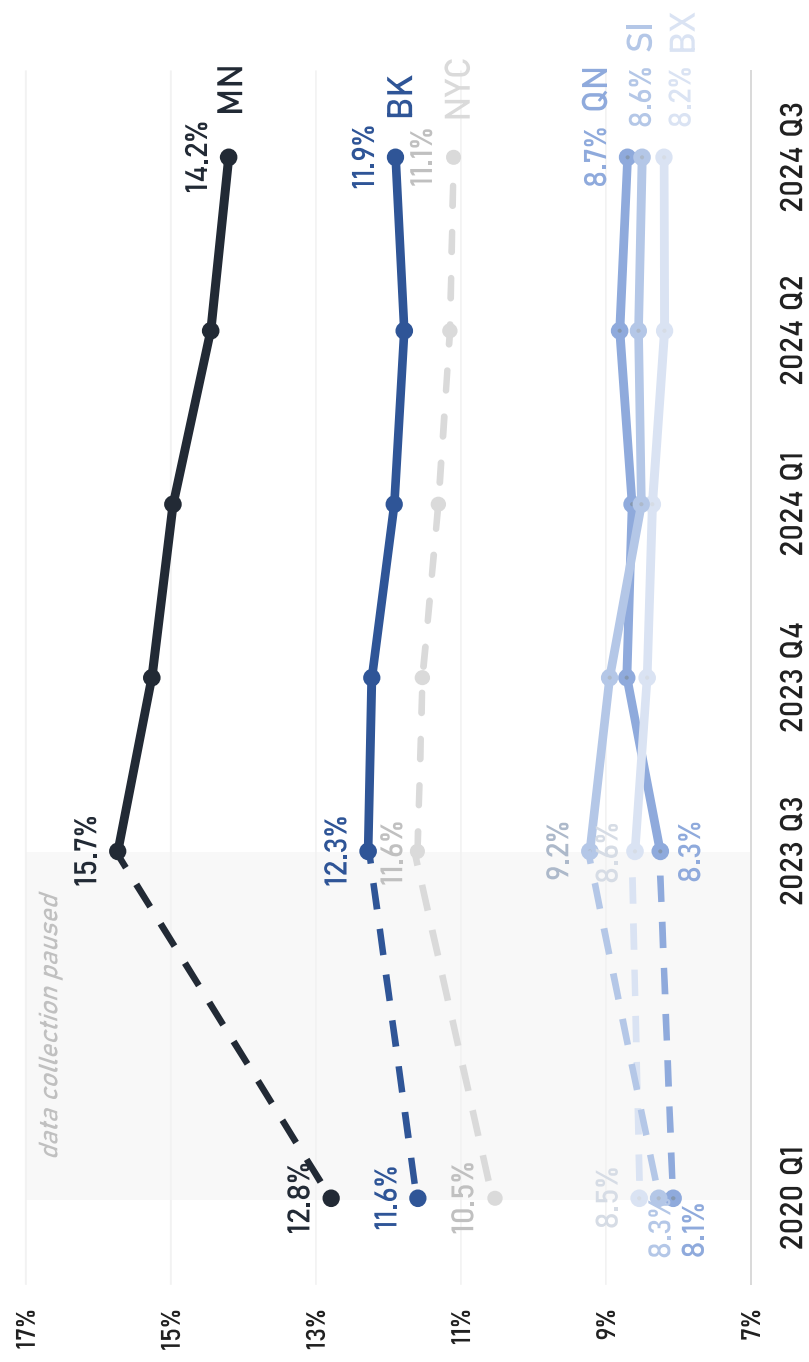
Over the last year, 54% of neighborhoods saw declining vacancy rates.

Neighborhood Tabulation Areas (NTAs) with Greatest Decreases in Vacancy
From Q3 2023 to Q3 2024

NTA	Change
Old Astoria–Hallets Point	-4.9%
Spring Creek–Starrett City	-4.3%
Upper East Side–Carnegie Hill	-4.3%
Cypress Hills	-4.2%
Howard Beach–Lindenwood	-3.9%
Riverdale–Spuyten Duyvil	-3.7%
SoHo–Little Italy–Hudson Square	-3.5%
Upper East Side–Yorkville	-3.2%
Ridgewood	-3.0%
Gramercy	-2.9%
Kensington	-2.9%
West Village	-2.8%
Dyker Heights	-2.8%
Murray Hill–Kips Bay	-2.7%
Great Kills–Eltingville	-2.6%
Upper West Side–Lincoln Square	-2.5%
Cambria Heights	-2.5%
Inwood	-2.4%
Soundview–Clason Point	-2.3%
Park Slope	-2.2%

Change in Vacancy Rate
- +0% or more
- -2% to -0%
- -4% to -2%
- -4% or less
- N/A

Source: Live XYZ 2023 Q3 to 2024 Q3; storefronts only.
Note: "NTAs" are 2020 U.S. Census Bureau Neighborhood Tabulation Areas; "N/A" geographies include parks, cemeteries,, and NTAs with small sample sizes.

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Along previously surveyed corridors, vacancy rates have fallen dramatically from high shares of inactivity during the height of the pandemic.

DCP compared vacancy rates longitudinally for select commercial corridors studied as part of a mid-pandemic (Sept. 2020) retail health report. Before the pandemic, the vacancy rate across these corridors was 12.5%, and 32% of spaces were inactive at the height of pandemic-induced disruption. After massive recoveries from mid-pandemic inactivity rates, today the corridors' combined vacancy rate is below pre-pandemic at 10.5%. Of the 24 corridors studied, 16 have lower vacancy rates today than pre-pandemic.
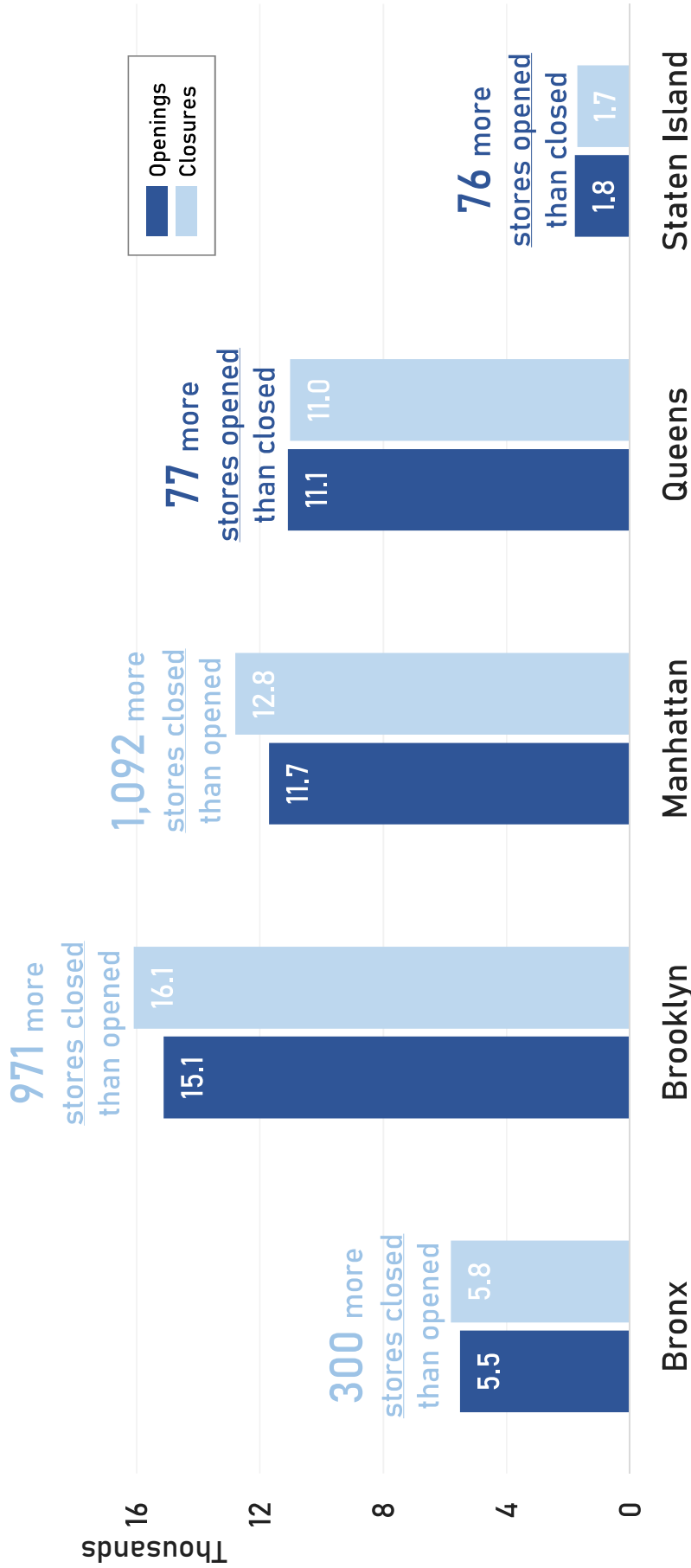
Select Corridor Pre-Pandemic Vacancy vs. Mid-Pandemic Inactivity vs. Vacancy Today

Legend: Vacancy Pre-Covid · Inactive Mid-2020 · Vacancy Today
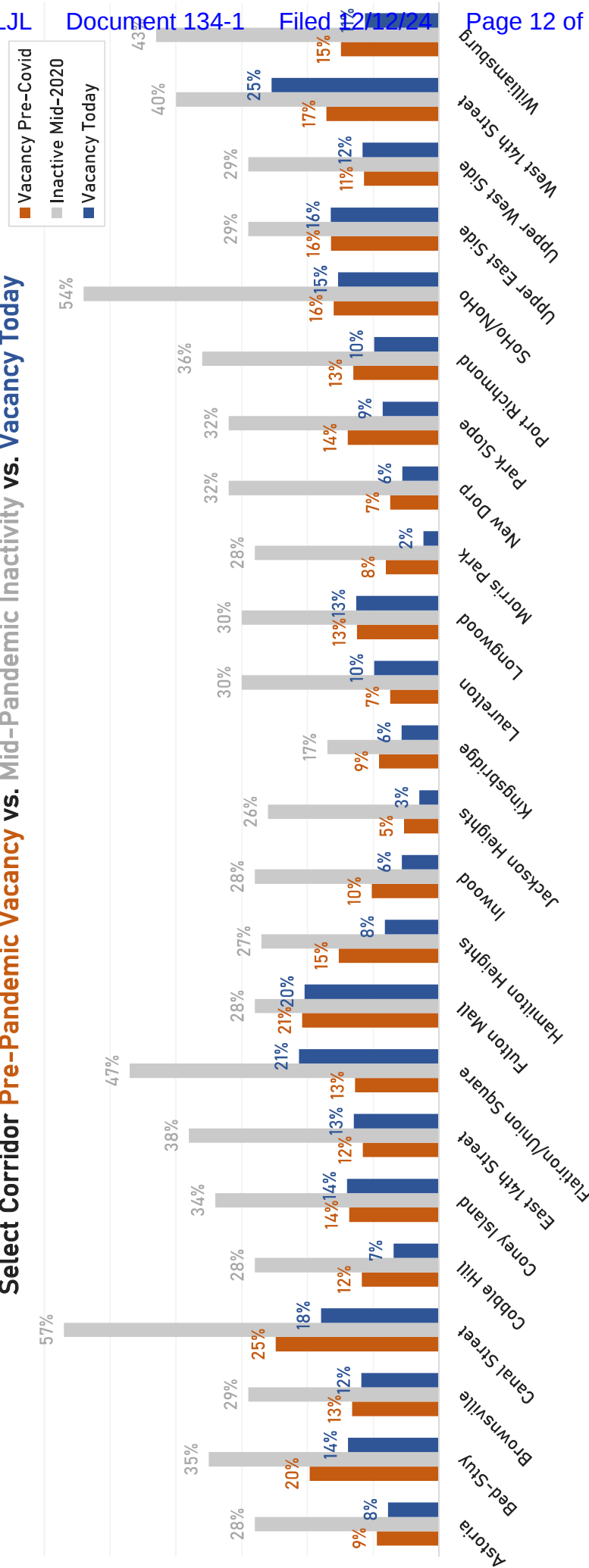
Since the start of the pandemic, over 45,000 storefront businesses have opened in NYC (1 in 3 storefronts). Queens and Staten Island now have more storefront businesses operating than ever before, led by increases in neighborhoods like Long Island City, Forest Hills, Woodside, and Ridgewood.

Storefront Turnover by Borough
From Q1 2020 to Q3 2024

Legend:
- Openings
- Closures

Bronx
- 5.5 (Openings)
- 5.8 (Closures)
- 300 more stores closed than opened

Brooklyn
- 15.1 (Openings)
- 16.1 (Closures)
- 971 more stores closed than opened

Manhattan
- 11.7 (Openings)
- 12.8 (Closures)
- 1,092 more stores closed than opened

Queens
- 11.1 (Openings)
- 11.0 (Closures)
- 77 more stores opened than closed

Staten Island
- 1.8 (Openings)
- 1.7 (Closures)
- 76 more stores opened than closed

Y-axis: Thousands (0, 4, 8, 12, 16)

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Despite citywide trends toward lower vacancy, higher vacancy rates persist in localized areas, especially in the Manhattan core and in central Brooklyn.
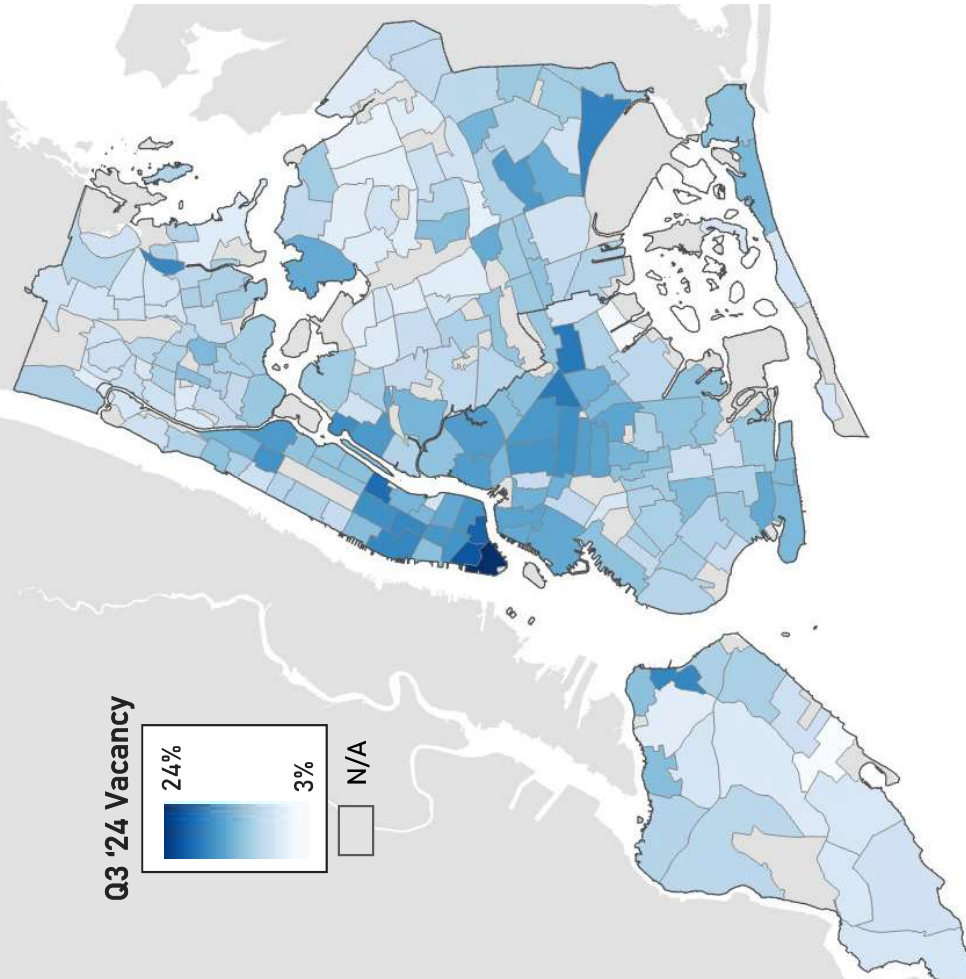
Highest NTA Storefront Vacancy Rates
As of Q3 2024

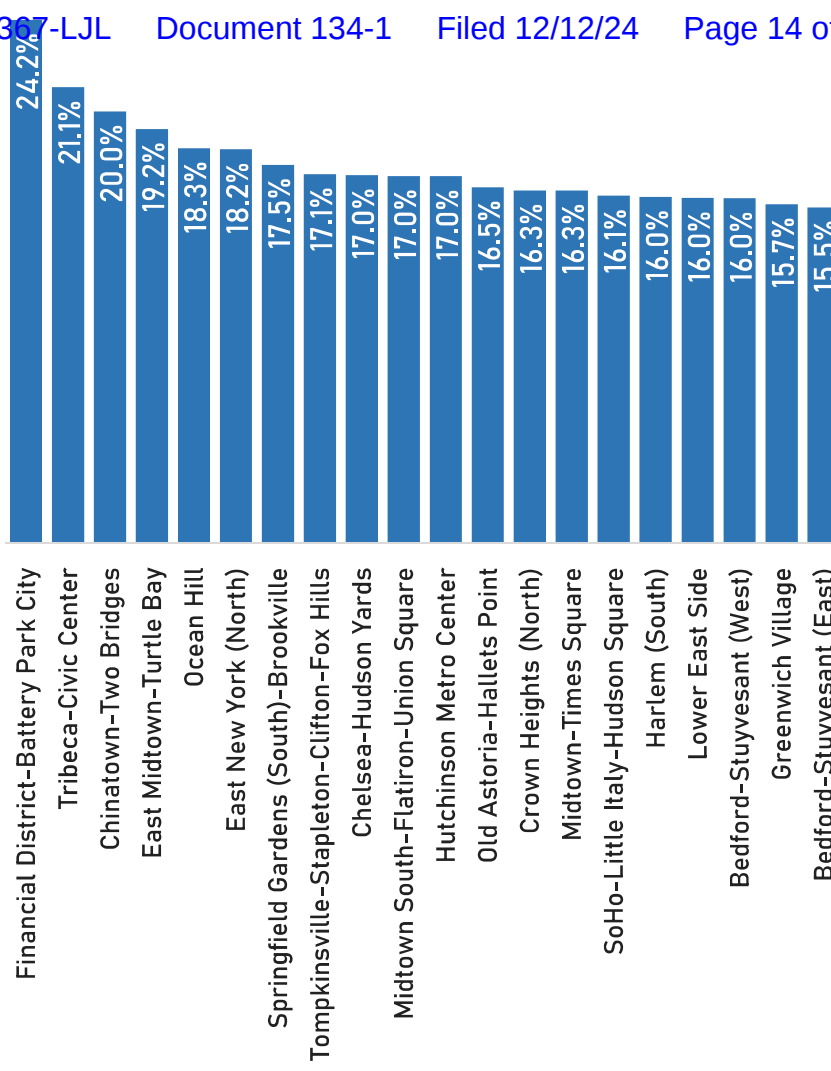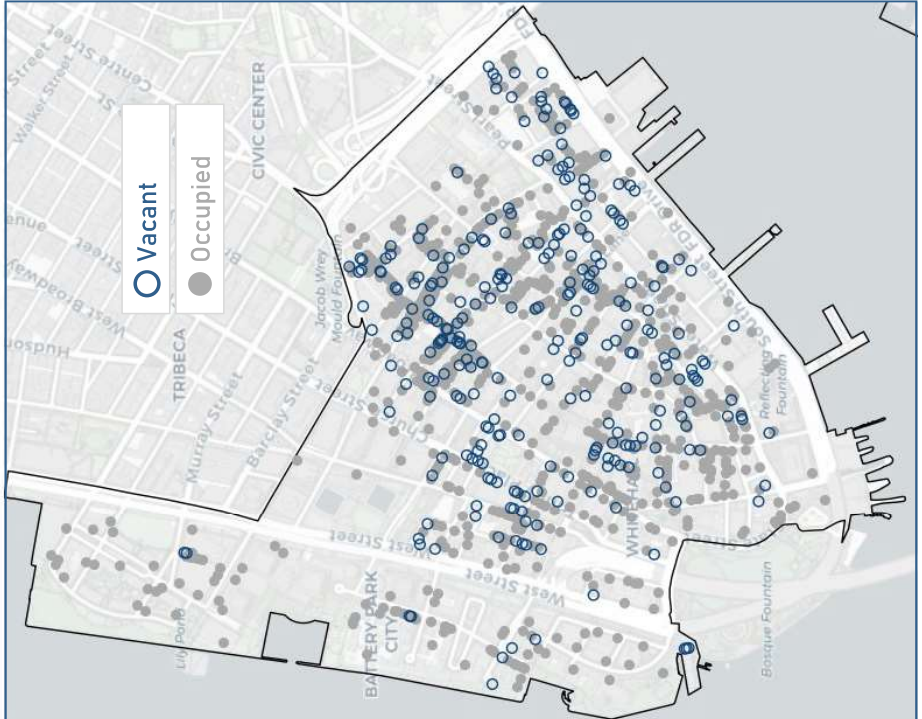| NTA	Vacancy Rate
Financial District-Battery Park City	24.2%
Tribeca-Civic Center	21.1%
Chinatown-Two Bridges	20.0%
East Midtown-Turtle Bay	19.2%
Ocean Hill	18.3%
East New York (North)	18.2%
Springfield Gardens (South)-Brookville	17.5%
Tompkinsville-Stapleton-Clifton-Fox Hills	17.1%
Chelsea-Hudson Yards	17.0%
Midtown South-Flatiron-Union Square	17.0%
Hutchinson Metro Center	17.0%
Old Astoria-Hallets Point	16.5%
Crown Heights (North)	16.3%
Midtown-Times Square	16.3%
SoHo-Little Italy-Hudson Square	16.1%
Harlem (South)	16.0%
Lower East Side	16.0%
Bedford-Stuyvesant (West)	16.0%
Greenwich Village	15.7%
Bedford-Stuyvesant (East)	15.5%

Q3 '24 Vacancy

24%

3%

N/A

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Vacancy varies considerably from street to street within neighborhoods. In the Financial District, vacant storefronts are clustered along select corridors, such as Nassau, Fulton, and Water streets. Other corridors and areas have far fewer vacancies, such as Broadway and Battery Park City.

Vacant
Occupied

Q3 '24 Vacancy

24%

3%

N/A

Source: Live XYZ snapshot 2024 Q3; storefronts only.

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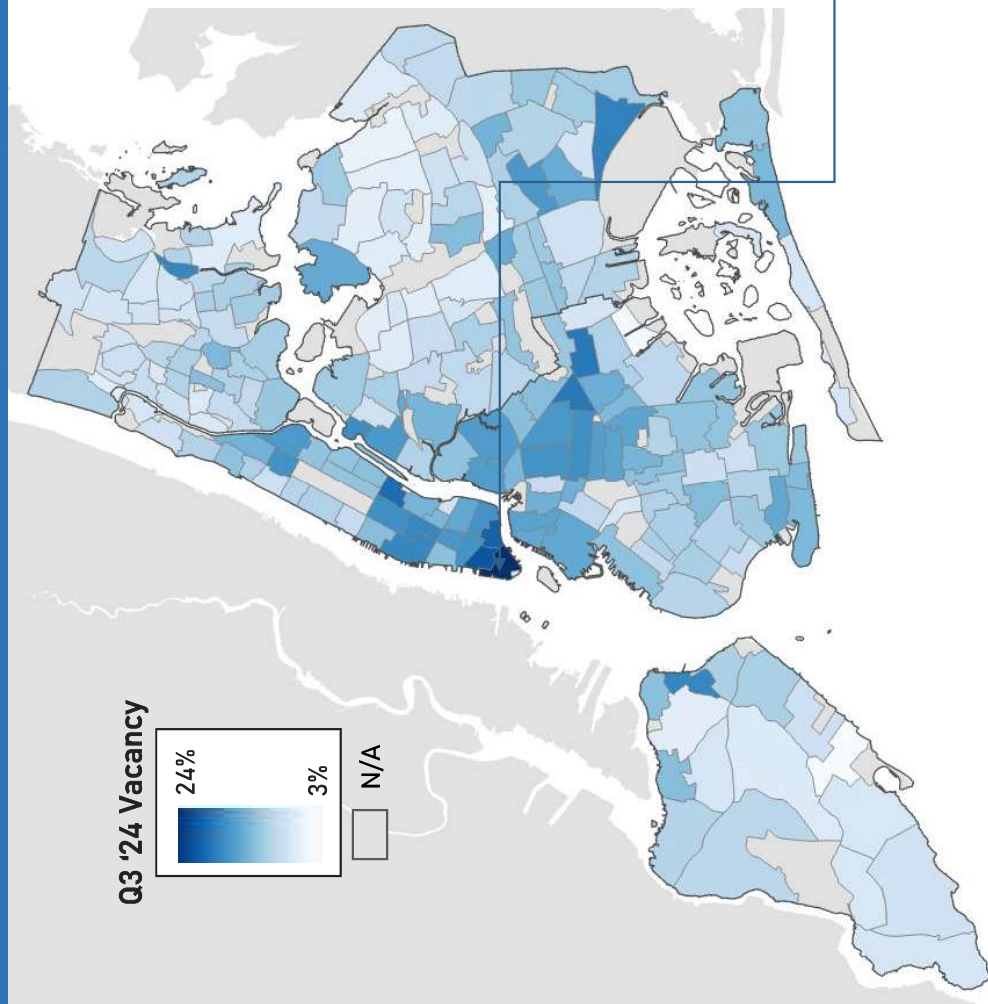
Clusters of prolonged vacancy — storefronts that have been empty since before the pandemic — present a uniquely challenging issue for local economies.
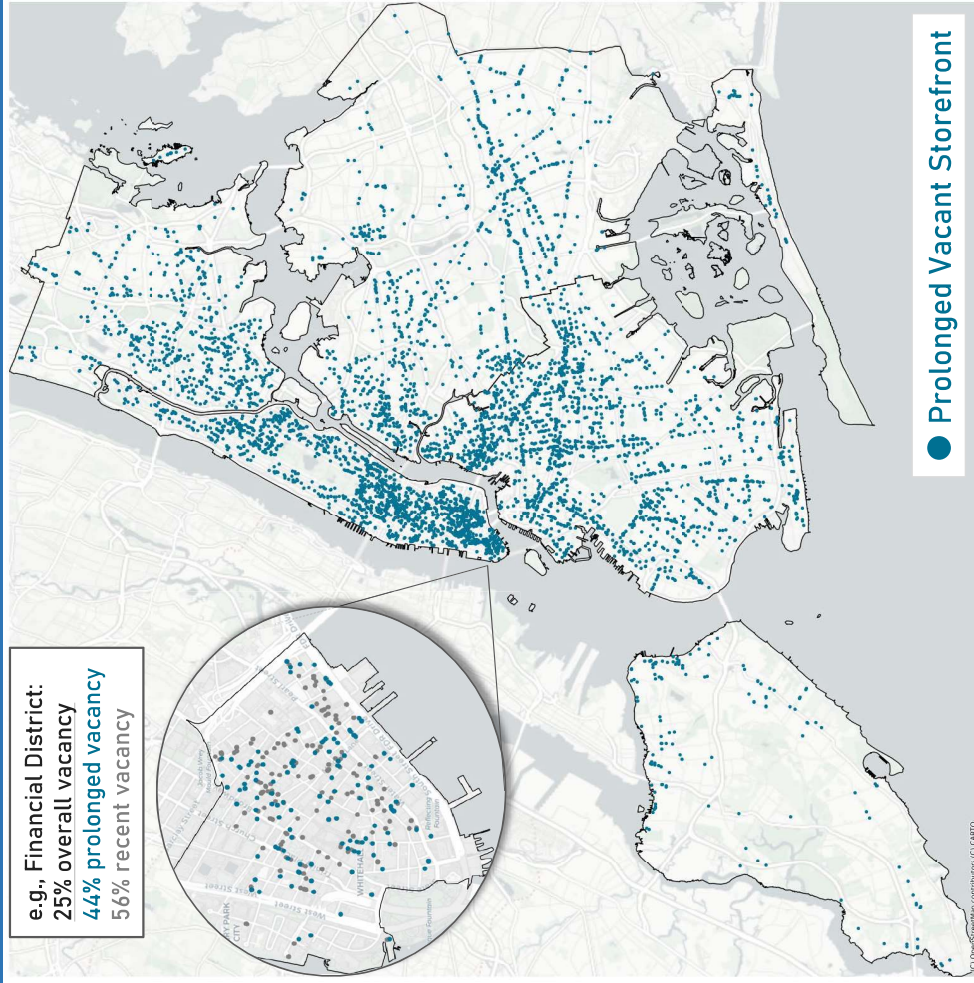
Vacant Storefronts by Borough and
Prolonged Vacancy vs. Recent Vacancy

e.g., Financial District:
25% overall vacancy
44% prolonged vacancy
56% recent vacancy
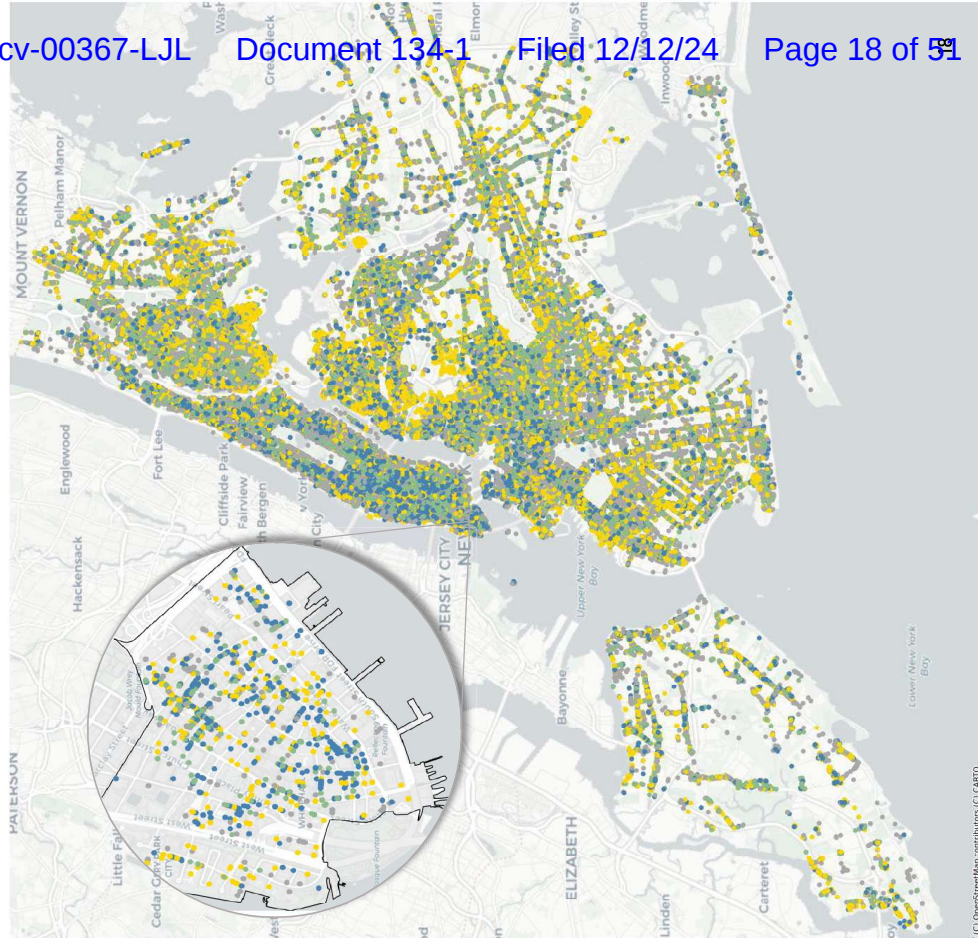
● Prolonged Vacant Storefront
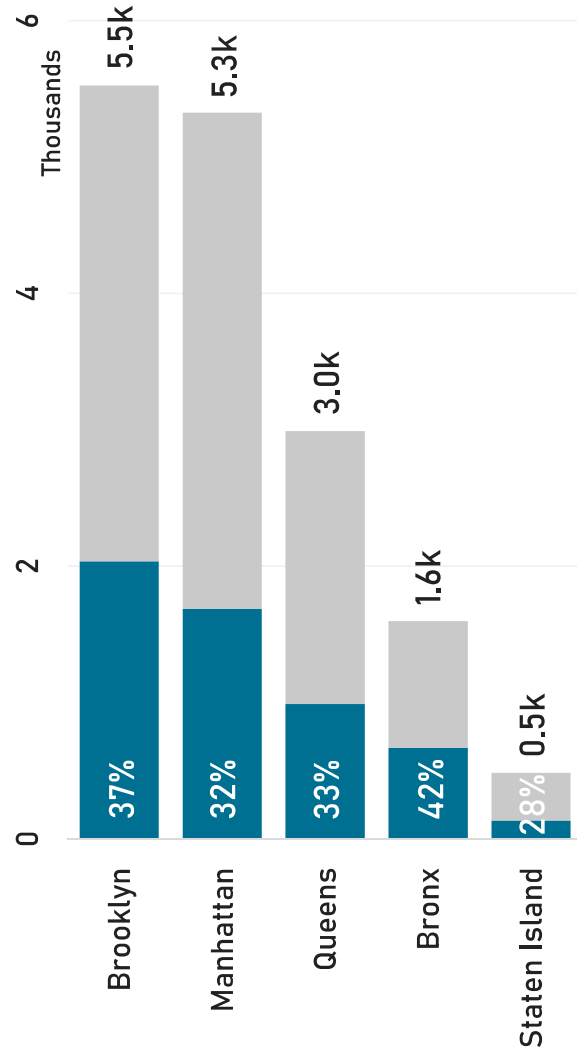
5,500 (35%) of the city's currently vacant storefronts have been vacant since Q1 2020. Manhattan and Brooklyn are home to two-thirds of these prolonged vacant storefronts, but the Bronx has the highest share of prolonged vacancy.

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FINDING #2:

NYC STOREFRONTS ARE SELLING LESS MERCHANDISE AND MORE EXPERIENCES

The Covid-19 pandemic created a wave of business openings and closures; 1 in 3 existing storefront businesses opened this decade. The wave of change accelerated a decades-long trend that is reshaping the city's storefront economy – a strengthening focus on dining and other "experiential" business types, and a shift away from stores that exclusively sell merchandise. New zoning through *City of Yes for Economic Opportunity* enables potential additional storefront growth categories.

Storefront businesses are comprised of local retail, services, and non-commercial organizations.

127K Active Storefront Businesses

Food & Drink, Entertainment (21%)
- Food & Drink *(restaurants, bars, coffee shops, bakeries)*
- Entertainment *(banquet halls, galleries, music venues)*

Retail (29%)
- Dry Goods Retail *(clothing, furniture, electronics, beauty shops)*
- Grocery, Deli/Convenience, Pharmacy
- Smoke Shops & Liquor Stores

Services (32%)
- Personal Care & Beauty *(hair and nail salons)*
- Laundry, Pet Care, Repair, and Other Services
- Business & Professional Services *(law, real estate, insurance)*
- Industrial, Transportation & Parking
- Lodging
- Auto Retail & Services

Community Facilities (18%)
- Healthcare
- Municipal & Cultural
- Education & Childcare
- Religious & Other Civic Org.

Source: Live XYZ Snapshot 2024 Q3; storefronts only.

(C) OpenStreetMap contributors (C) CARTO
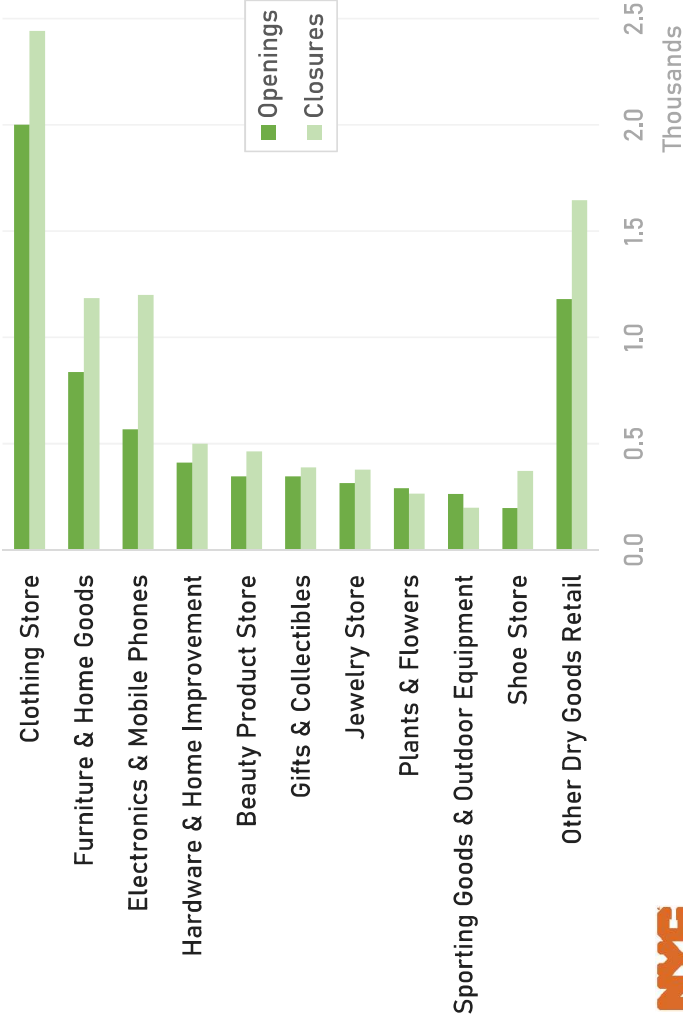
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Across NYC, each year thousands of storefronts open and close. However, since March 2020 clear trends appear in how the composition of the city's storefronts is changing. Food & drink, along with healthcare, grocery/convenience have grown, while dry goods retail and local services have declined.

Storefront Turnover by Occupant Type, Q1 2020 to Q3 2024

1,350 *more openings than closures*

540 *more closures than openings*

70 *more closures than openings*

2,720 *more closures than openings*

Legend: Openings, Closures

Food & Drink, Entertainment
- Food & Drink
- Entertainment

Retail
- Dry Goods Retail
- Grocery, Convenience, Pharmacy
- Smoke Shop & Liquor Store

Community Facilities
- Healthcare Services
- Education & Childcare Services
- Religious & Other Organization
- Municipal, Cultural

Services
- Beauty & Personal Care Services
- Business, Commercial & Professional Services
- Laundry, Pet Care, Repair, and Other Services
- Industrial, Transportation, Parking
- Auto Services & Retail
- Lodging

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Category Highlight: Dry Goods Retail

Dry Goods stores have seen significant declines since 2020, with 2,200 more closures than openings. Declines in electronics, clothing, and home goods stores have contributed to about two-thirds of these net losses. Still, more than 18,000 Dry Goods stores remain in NYC, and 6,300 are new since 2020, indicating a resilient if shrinking sector.
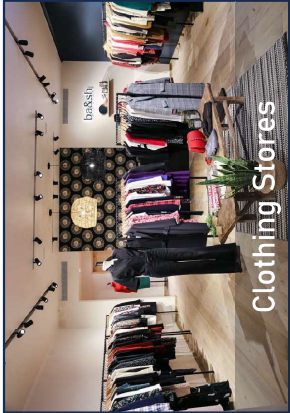
Within the Dry Goods category, the Sporting Goods & Outdoor Equipment subcategory is growing, supported by an increase in bike shops, as New Yorkers seek ways to recreate and commute.
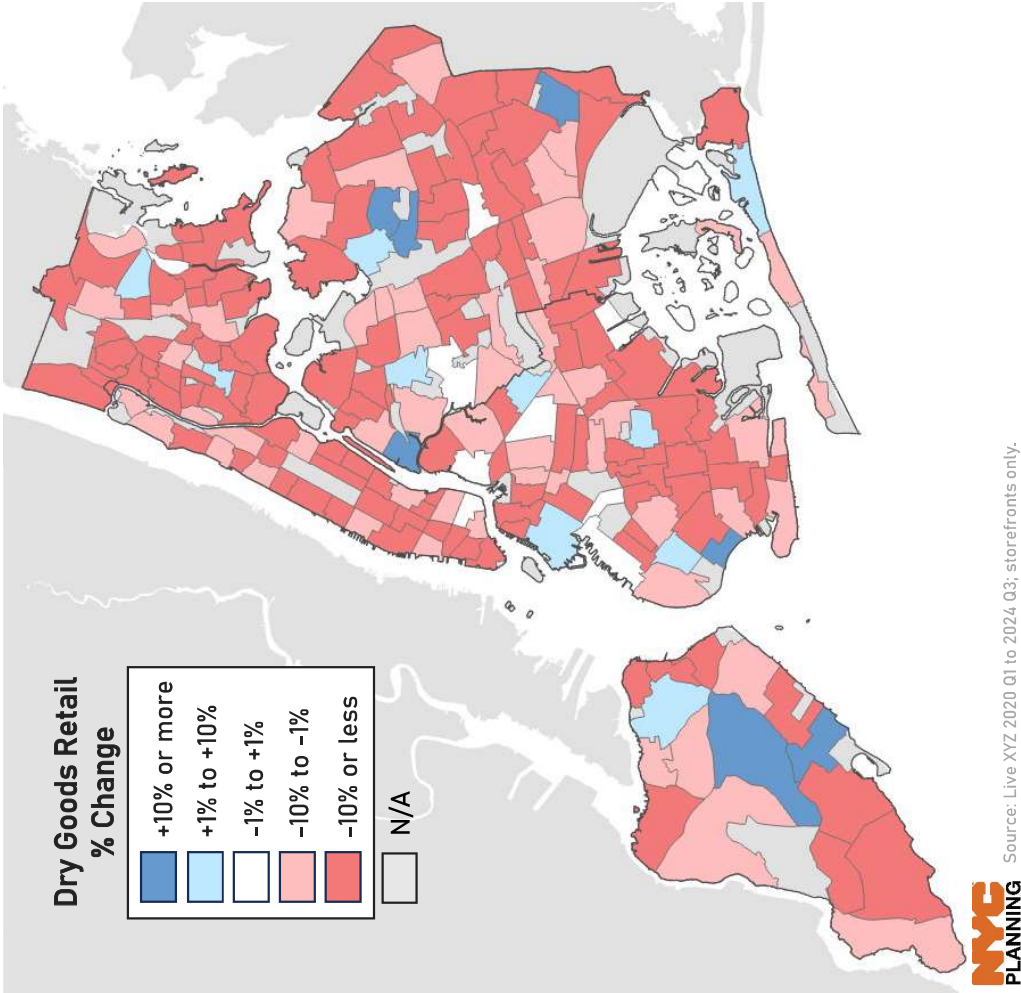
While more clothing stores have closed than opened, nearly 1,900 new clothing stores have opened across the city since 2020—the most of any type of Dry Goods retailer.
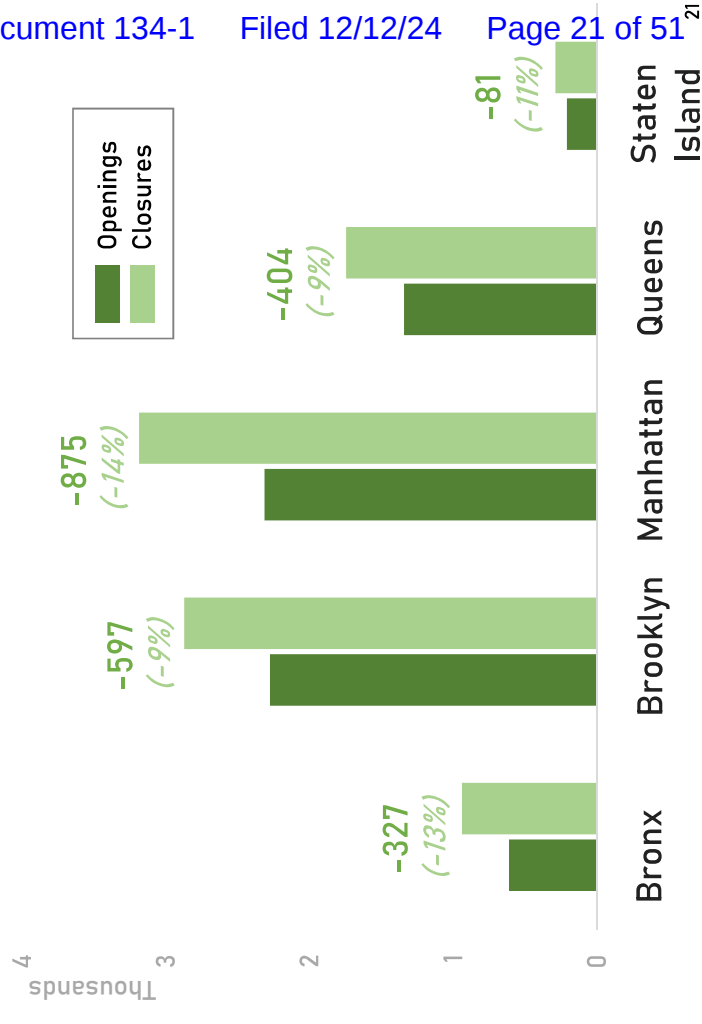
Since 2020, NYC has seen a 28% decline in the number of electronics & mobile phone stores, as consumers transition to online shopping and direct-to-consumer methods for purchasing and repairing their devices.

Bike Shops

Clothing Stores

Mobile Phone Stores

Dry Goods Retail Turnover by Subcategory,
Q1 2020 to Q3 2024

Clothing Store

Furniture & Home Goods

Electronics & Mobile Phones

Hardware & Home Improvement

Beauty Product Store

Gifts & Collectibles

Jewelry Store

Plants & Flowers

Sporting Goods & Outdoor Equipment

Shoe Store

Other Dry Goods Retail

Legend: ▪ Openings ▪ Closures

0.0   0.5   1.0   1.5   2.0   2.5

Thousands

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Category Highlight: Dry Goods Retail

Dry Goods Retail stores are experiencing net declines across the city, but most dramatically and consistently in Manhattan, which has had the highest rate and number of closures. Outside of Manhattan, certain neighborhoods are seeing small increases in dry goods retailers driven by local consumer trends.

Dry Goods Retail Turnover by Borough
From Q1 2020 to Q3 2024

Legend: Openings, Closures

- Bronx: -327 (-13%)
- Brooklyn: -597 (-9%)
- Manhattan: -875 (-14%)
- Queens: -404 (-9%)
- Staten Island: -81 (-11%)

Y-axis: Thousands (0, 1, 2, 3, 4)

Dry Goods Retail % Change

- +10% or more
- +1% to +10%
- -1% to +1%
- -10% to -1%
- -10% or less
- N/A

Source: Live XYZ 2020 Q1 to 2024 Q3; storefronts only.

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NYC has seen recent growth in Smoke Shops due to sale of unlicensed cannabis. The City is working to close these illicit shops while facilitating the location of licensed operators.

One driver of increased occupancy is the opening of new smoke & vape shops—many selling unlicensed cannabis, though others are selling accessories, hookah, or tobacco.

The City, working with Sheriff's Office, has created *Operation Padlock to Protect* to investigate stores that might be selling unlicensed cannabis. Cannabis NYC is working with business owners who are interested in locating licensed shops.

As of summer 2024, more than 1,000 unlicensed cannabis retailers have had operations halted or product seized as a part of *Operation Padlock to Protect* (though businesses may remain open to sell legal items).
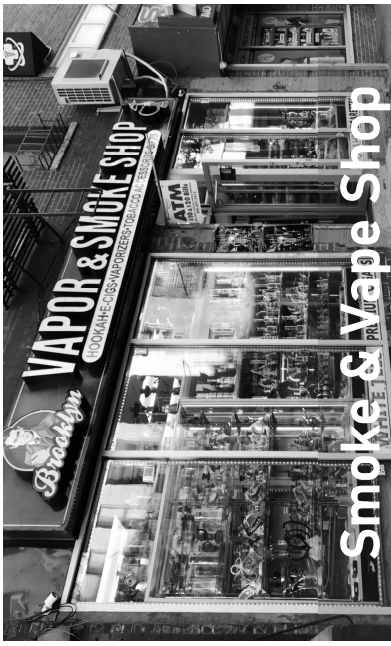
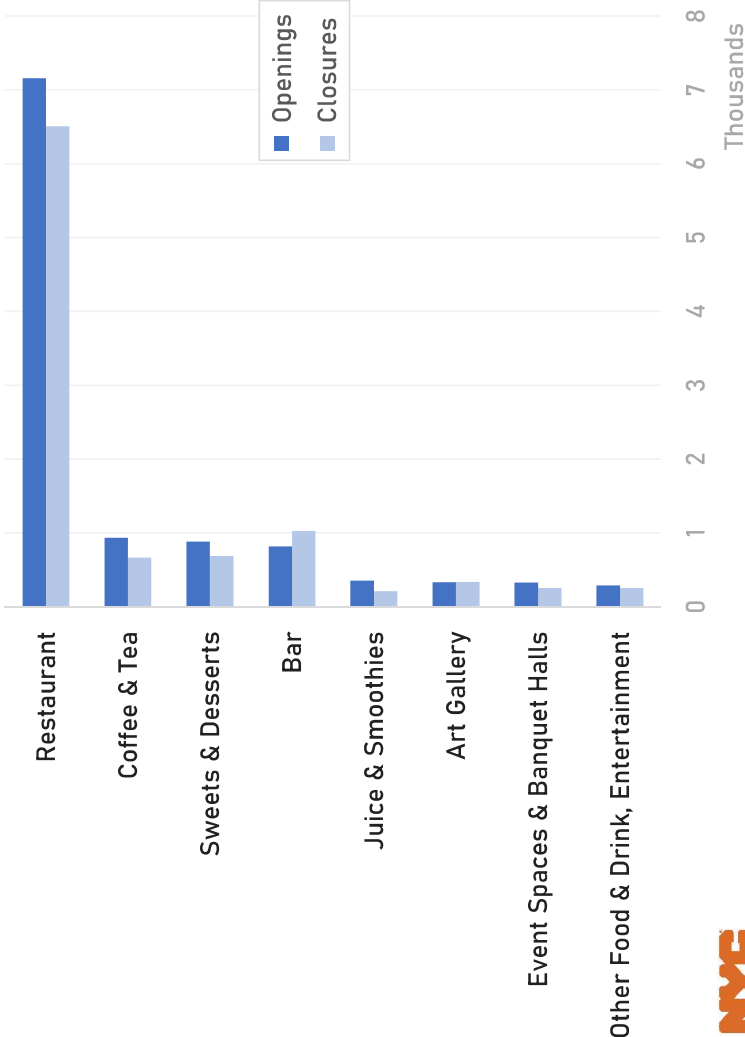|	Smoke & Vape Shop	Licensed Cannabis Dispensary
Openings *Q1 2020 to Q3 2024*	2,248	59
Closures *Q1 2020 to Q3 2024*	935	0
Net Change	+1,313	+59
City Total *Q3 2024*	**1,781**	**59**

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Category Highlight: Food & Drink, Entertainment

Growth in Food & Drink, Entertainment is occurring across many business types, but particularly among full-service restaurants, cafes, and bakeries. Standalone bars have seen a net decline.

Food, Drink & Entertainment Turnover by Subcategory
Q1 2020 to Q3 2024

Categories (top to bottom): Restaurant, Coffee & Tea, Sweets & Desserts, Bar, Juice & Smoothies, Art Gallery, Event Spaces & Banquet Halls, Other Food & Drink, Entertainment

Legend: Openings, Closures

Axis: 0 1 2 3 4 5 6 7 8 Thousands

Event Spaces

Rentable event spaces are on the rise as families seek rooms for functions and celebrations.
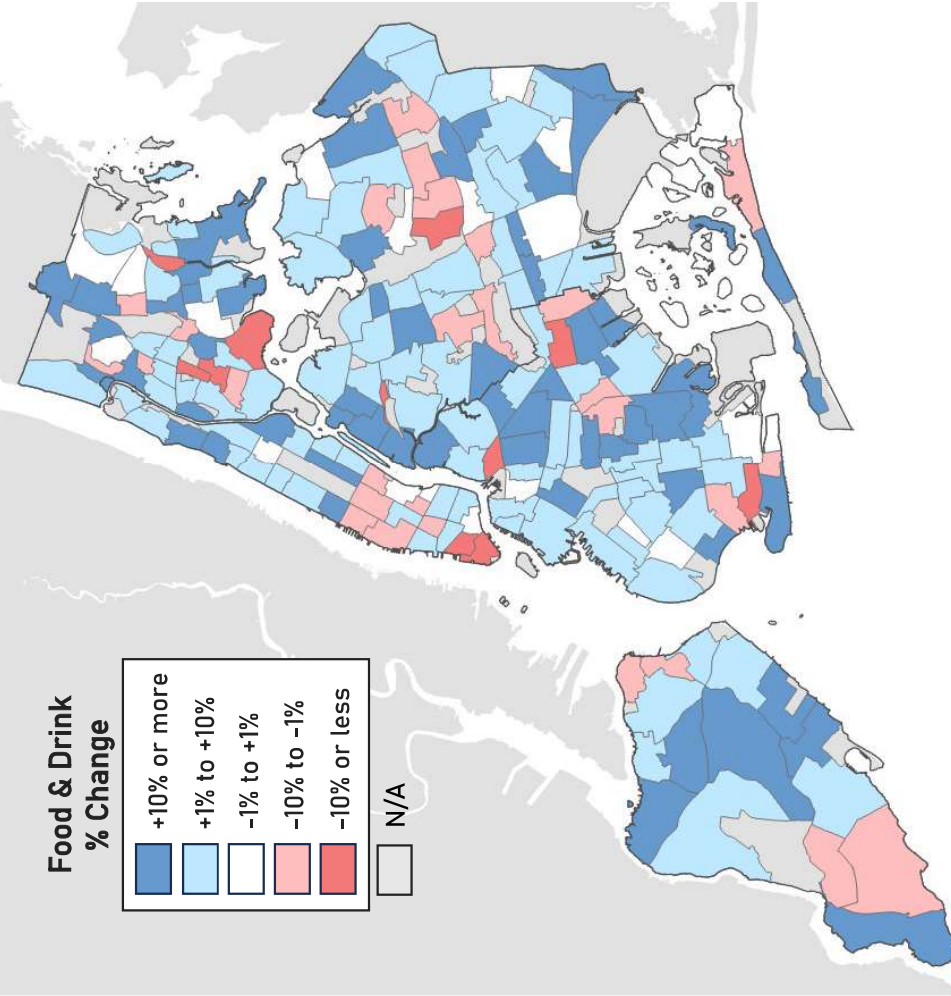
Bakeries

New bakeries have been driving growth in the Sweets & Desserts subcategory, as consumer demand bolsters small-scale food production.
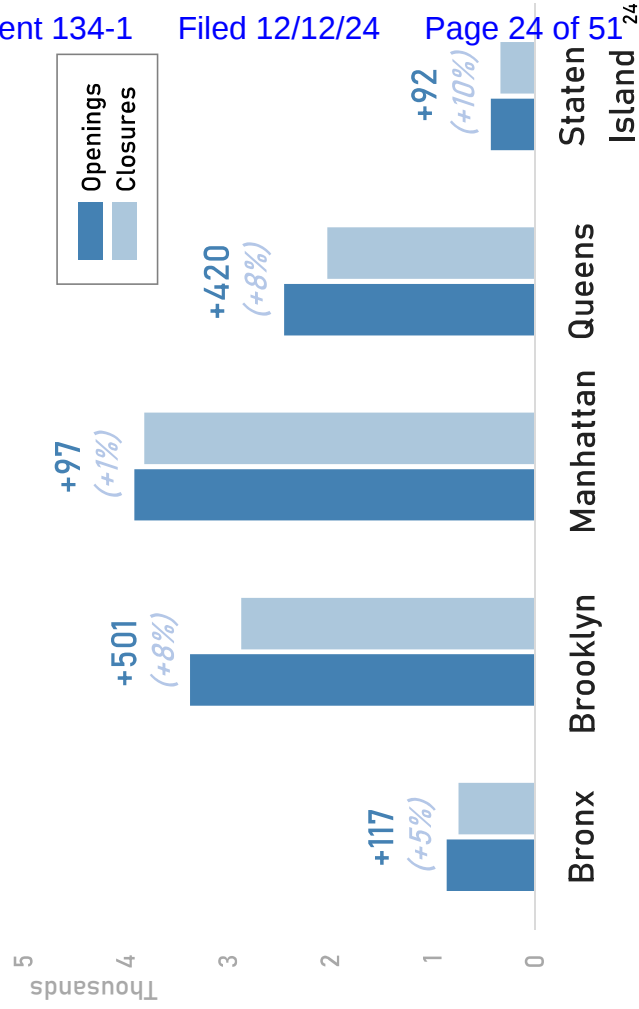
Restaurants

Increases in Mexican, Sushi, and Halal restaurants have led restaurant growth since 2020.

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Category Highlight: Food & Drink

Growth in Food & Drink businesses is widespread but especially prevalent in Central Brooklyn and Northwest Queens. In Manhattan, much of the borough is seeing growth while the Central Business Districts have yet to recover. Across the city, more than 70% of neighborhoods are seeing an increase in Food & Drink businesses since 2020, and more than a quarter of neighborhoods have seen at least a 10% increase.

Food & Drink Turnover by Borough
From Q1 2020 to Q3 2024

Openings
Closures

Bronx — +117 (+5%)
Brooklyn — +501 (+8%)
Manhattan — +97 (+1%)
Queens — +420 (+8%)
Staten Island — +92 (+10%)

Thousands (0, 1, 2, 3, 4, 5)

Food & Drink % Change

+10% or more
+1% to +10%
-1% to +1%
-10% to -1%
-10% or less
N/A

NYC PLANNING Data source: Live XYZ snapshot 2020 Q1 to 2024 Q3; storefronts only.
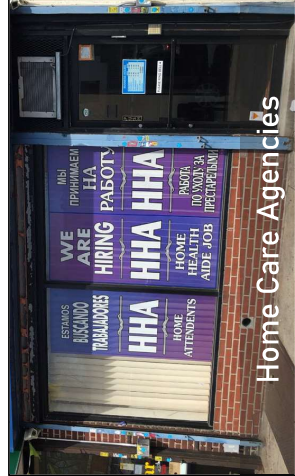
Category Highlight: Business, Commercial & Professional Services

Since 2020, NYC has lost more than 10% of its storefront offices and professional services businesses, including real estate, financial offices, and other storefront office services, with notable exceptions in healthcare–related businesses and multiservice centers.

Business & Prof. Services Turnover by Tag
Q1 2020 to Q3 2024

Home Care Agency businesses have increased, mirroring employment growth in this sector.

Home Care Agencies

Multiservices centers have grown as single-purpose storefronts, such as travel agents, tax services, and other office-related functions consolidate multiple services into one space.

Multiservices Center

Office–related services that can often be conducted remotely or in home offices, such as real estate, insurance, law, and other financial services, have seen declines in storefront occupancy.

Real Estate Agencies

Openings
Closures

Real Estate Agency
Multiservices Center
Tax Service Center
Bank
Business Office
Lawyer Office
Home Care Agency
Insurance Agency
Financial Services Center
Other Biz & Prof Services Tags

0   200   400   600   800   1,000   1,200   1,400

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Category Highlight: Business, Commercial & Professional Services
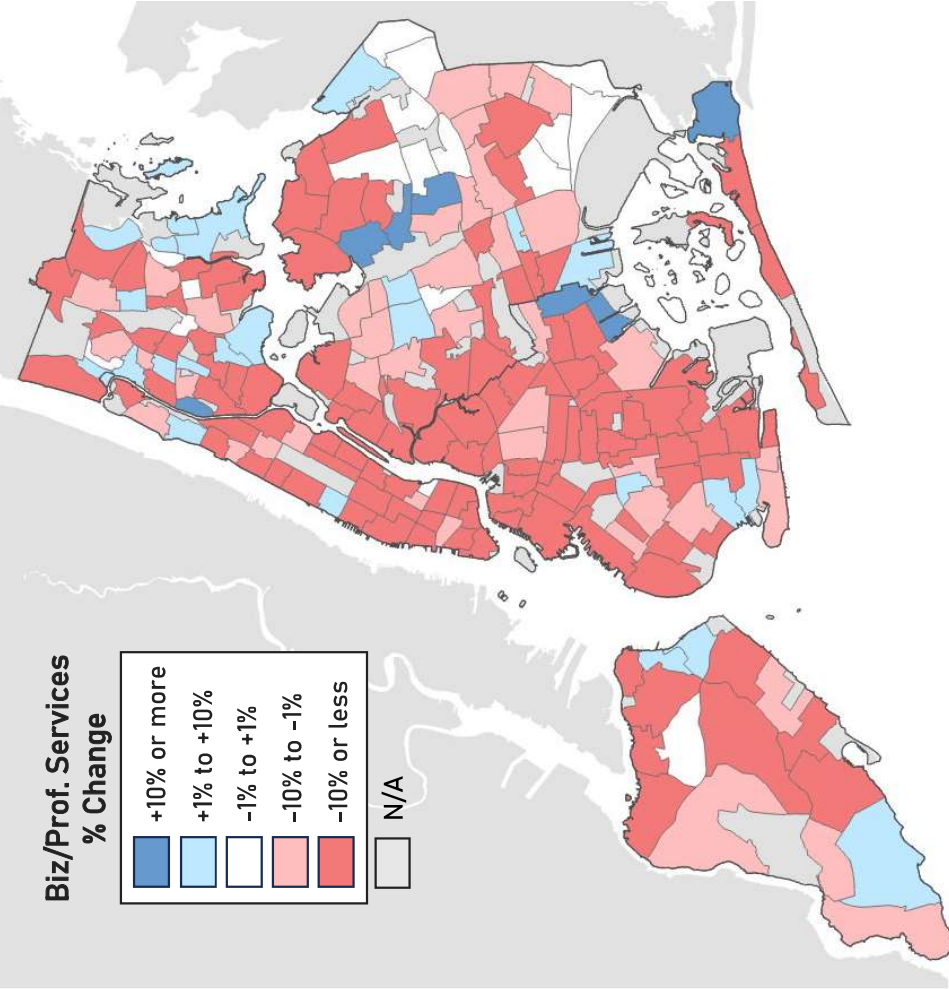
Across the city, more than 75% of neighborhoods have seen decreases in offices and professional service storefront businesses since 2020, and more than half of neighborhoods have seen at least a 10% decrease.

Business & Prof. Services Turnover by Borough
From Q1 2020 to Q3 2024

Legend:
- Openings
- Closures

Bar chart values by borough:
- Bronx: -115 (-6%)
- Brooklyn: -633 (-15%)
- Manhattan: -289 (-15%)
- Queens: -324 (-9%)
- Staten Island: -62 (-10%)

Biz/Prof. Services % Change
- +10% or more
- +1% to +10%
- -1% to +1%
- -10% to -1%
- -10% or less
- N/A

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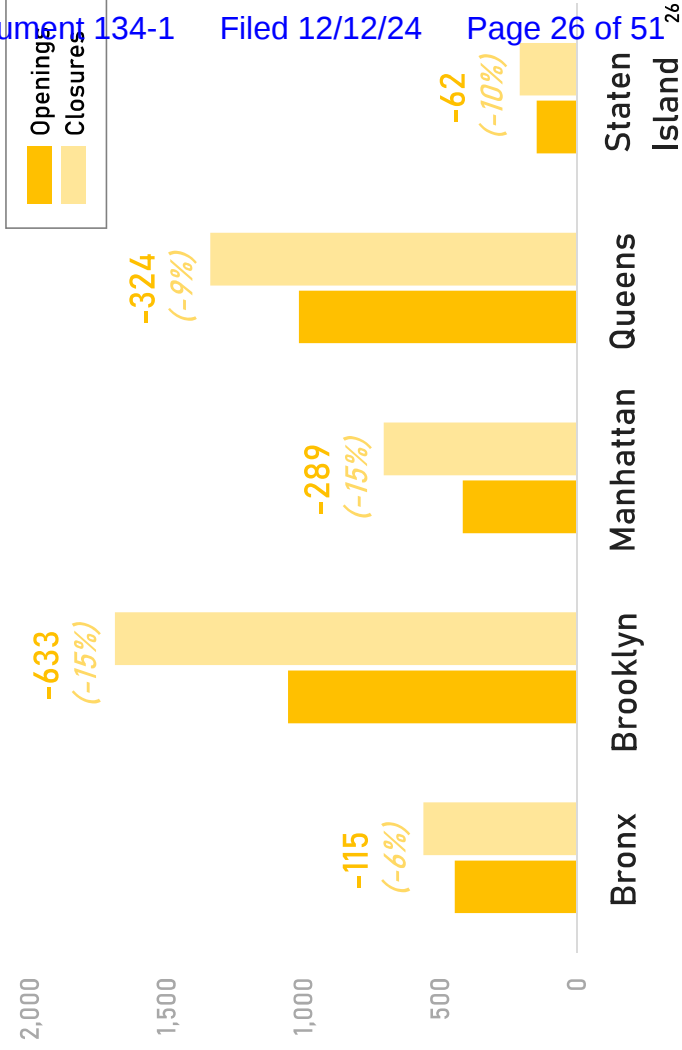
Category Highlight: Community Facilities

Among Community Facilities storefront occupants, increases in healthcare have offset declines in other kinds of organizations, such as religious centers and day cares.
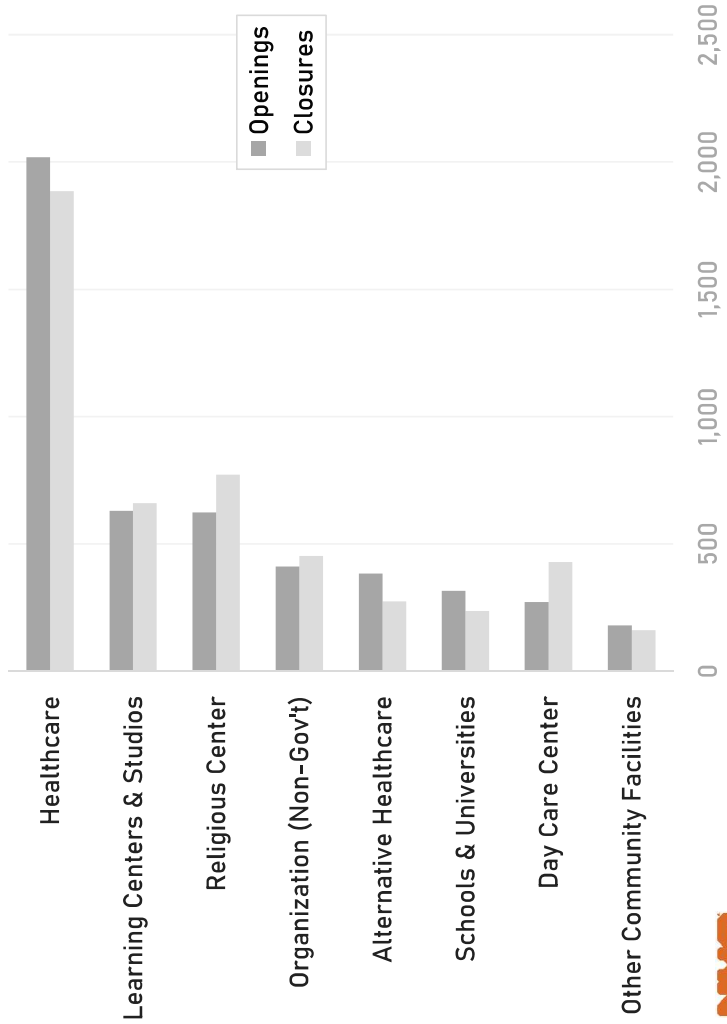
Consumer trends in healthcare, such as the rise of urgent care centers, have driven growth in healthcare storefront businesses.

Religious centers, such as churches, have declined by 3% since 2020 but remain commonplace in storefronts across the city.

Since 2020, NYC has lost 10% of storefront daycare businesses, a trend that may make childcare options more limited for parents.

Healthcare

Religious Centers

Day Care Centers

Community Facilities Turnover by Subcategory
Q1 2020 to Q3 2024

Legend: Openings, Closures

Categories (top to bottom): Healthcare, Learning Centers & Studios, Religious Center, Organization (Non–Gov't), Alternative Healthcare, Schools & Universities, Day Care Center, Other Community Facilities

Axis: 0, 500, 1,000, 1,500, 2,000, 2,500

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Category Highlight: Community Facilities
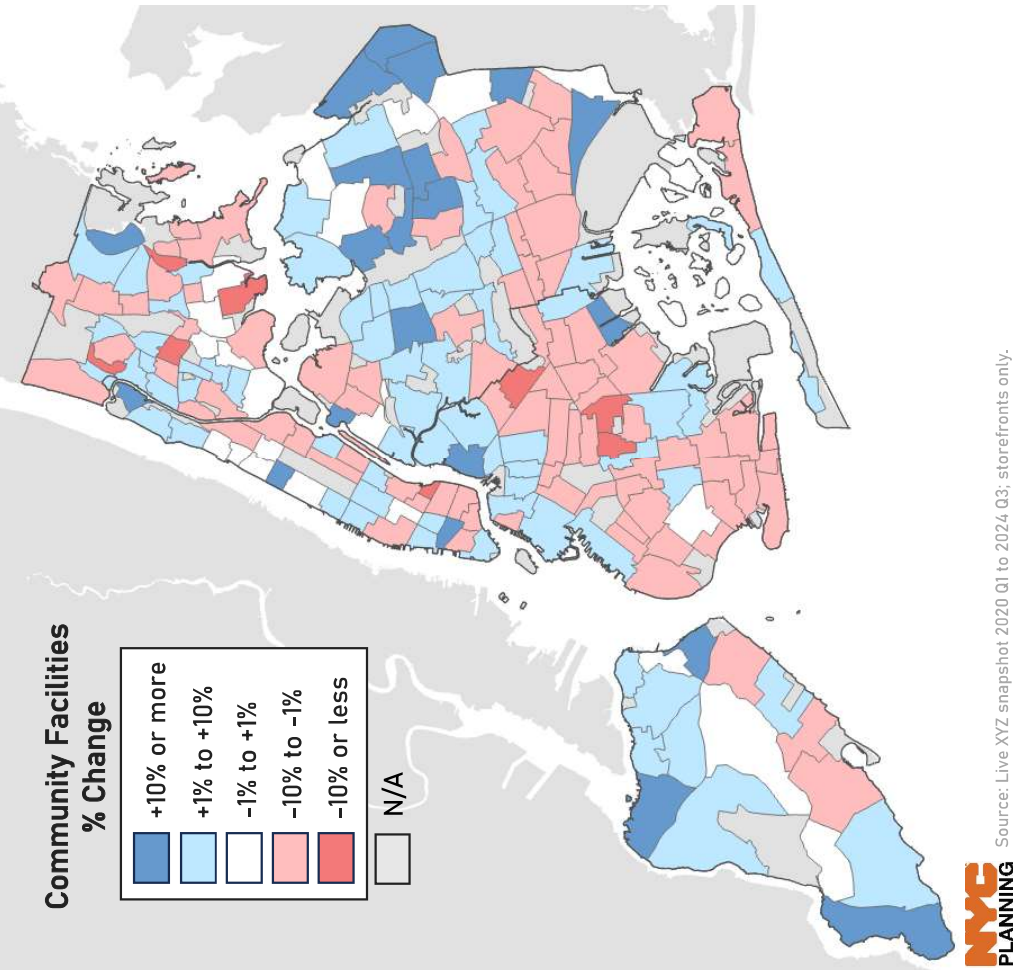
High turnover in Community Facilities may be partially due to temporary pandemic-related closures, while changes largely net out across the city. Queens and Staten Island saw slight increases, while Brooklyn saw a slight decrease.

Community Facilities Turnover by Borough
From Q1 2020 to Q3 2024

Legend:
- Openings
- Closures

Bronx: −38 (−1%)
Brooklyn: −255 (−3%)
Manhattan: −6 (−0%)
Queens: +206 (+4%)
Staten Island: +28 (+3%)

Community Facilities % Change
- +10% or more
- +1% to +10%
- −1% to +1%
- −10% to −1%
- −10% or less
- N/A

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Source: Live XYZ snapshot 2020 Q1 to 2024 Q3; storefronts only.
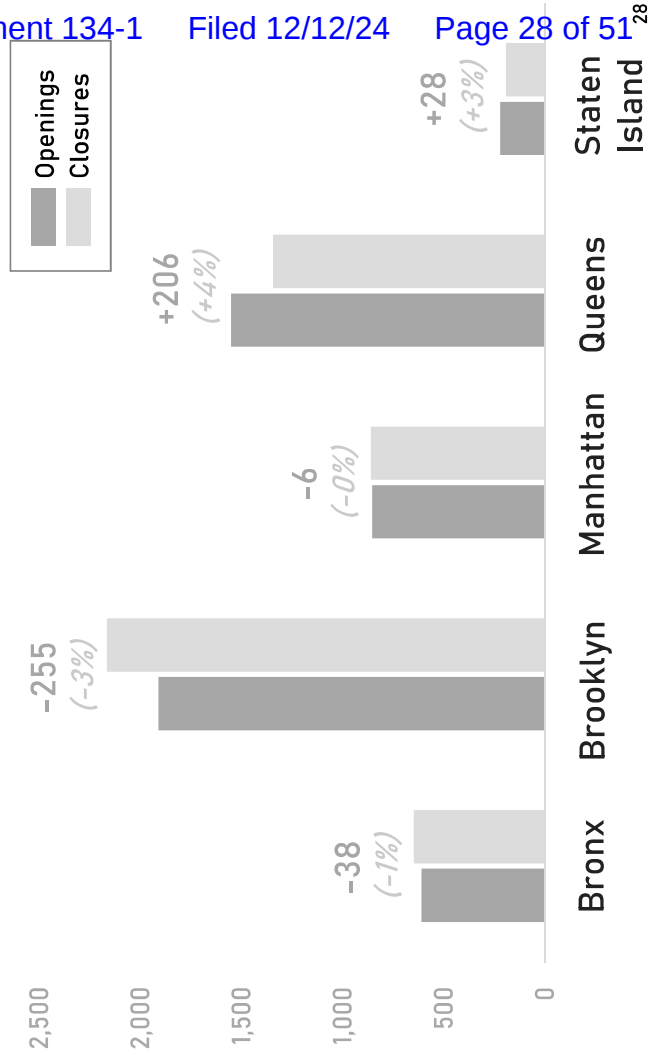
Recent changes in storefront business composition are part of a long-term trend. Over the last two decades, the composition of storefront type businesses in NYC has shifted towards food & beverage businesses (nearly doubling) while dry goods retail and local services businesses have seen declines.

Number of Businesses Citywide, 2000 to 2023
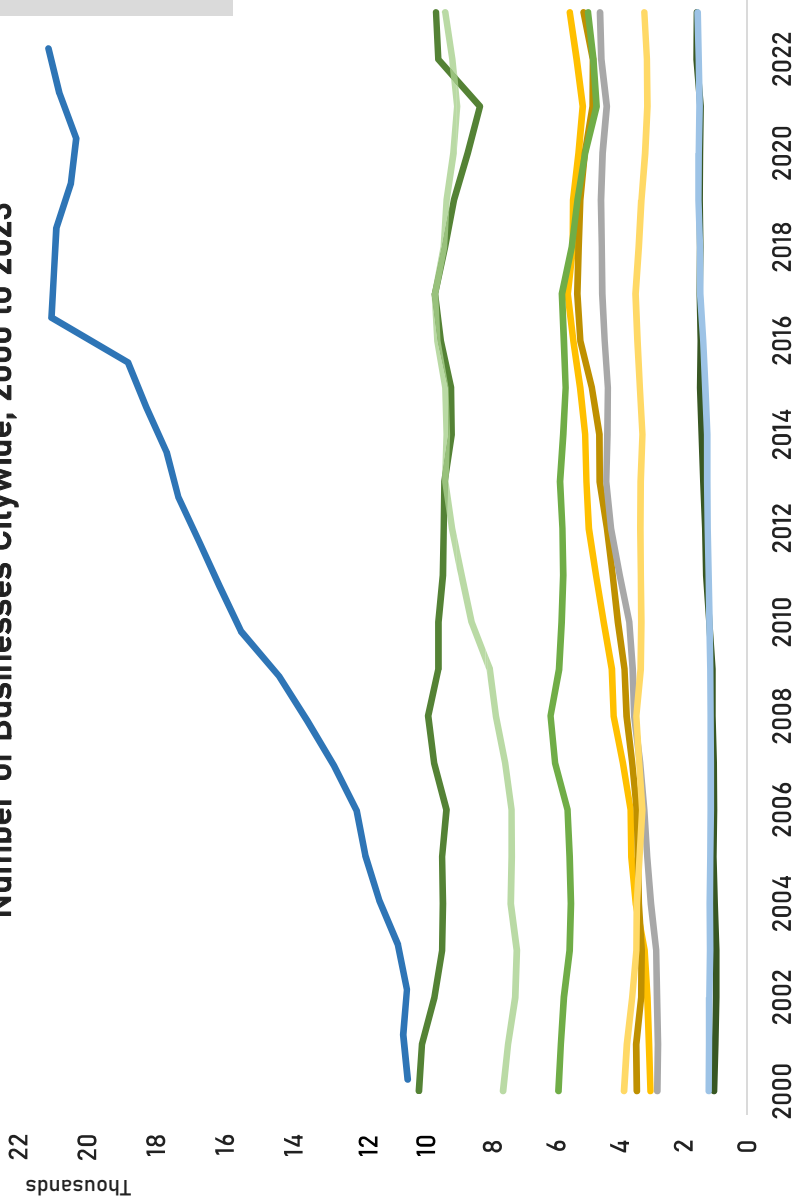
For over two decades, the composition of storefront businesses in NYC has been shifting strongly in favor of food and beverage businesses, with more than 10,000 more restaurants than at the turn of the century. Other forms of services like personal care have also grown dramatically, while businesses like clothing stores have shrunk.

Δ 2000 to 2023

Restaurants	+10.5k	+98%
Other Retail*	−540	−5%
Food & Beverage Retail	+1.8k	+24%
Hair, Nail, & Skin Services	+2.5k	+83%
Other Services**	+1.6k	+48%
Clothing & Accessories	−920	−16%
Health & Personal Care	+1.7k	+63%
Repair & Maintenance Services	−630	−16%
General Merchandise***	+540	+52%
Bars	+340	+28%

Thousands
22
20
18
16
14
12
10
8
6
4
2
0

2000 2002 2004 2006 2008 2010 2012 2014 2016 2018 2020 2022

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Nationwide e-commerce trends may be contributing to recent declines in dry goods retailers. As a share of total retail sales, e-commerce is approaching record highs set during the pandemic and rising 3x as quickly as non-e-commerce retail sales.

Online and direct-to-consumer shopping has continued to expand at a rapid pace and now represents 16% of all U.S. retail sales. As of Q2 2024, e-commerce sales have risen 6.7% over the last year, more than 5x as quickly as non-e-commerce sales, which rose 1.3% over the same period.

The continued growth of e-commerce means that traditional brick-and-mortar retailers may need to adapt to stay in business. Recent studies suggest that clothing, consumer electronics, furniture, and food & drink retailers are expected to see significant growth in e-commerce in the coming years.

Quarterly U.S. Retail Sales (Adjusted), Q1 2000 to Q2 2024

Total Retail Sales — $1.83T
Non-E-Commerce Sales — $1.54T
E-Commerce Sales — $292B
E-Commerce Share — 16.0%

Total Quarterly Sales ($Trillions)
E-Commerce as % of Sales

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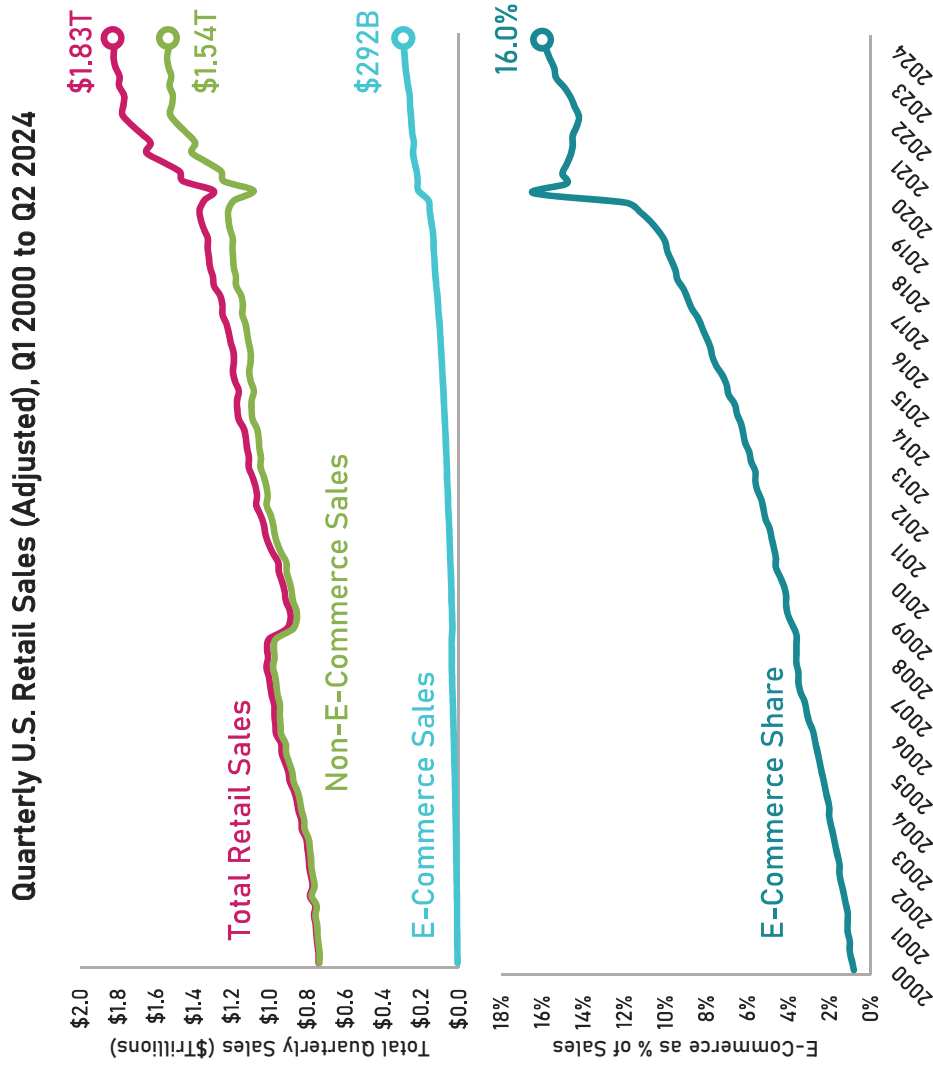
Recently adopted zoning reforms through *City of Yes for Economic Opportunity* unlock storefront space to new kinds of businesses, many of which are seeing increased consumer demand.

Brewery

Source: PowerPoint

3D Printing

Source: PowerPoint

Jewelry Making

Source: PowerPoint

Arcades

Source: DCP Staff

Table Tennis

Source: PowerPoint

Virtual Reality

Source: PowerPoint

City of Yes for Economic Opportunity is a suite of recently adopted zoning reforms that enable more kinds of businesses to locate in storefronts, including:

- **Small-scale clean production** businesses, such as microbreweries, 3D printers, and jewelry makers;

- **Amusement and recreation** businesses, such as arcades, table tennis, and virtual reality gaming centers;

- **Local service and repair** businesses, such as bicycle rental and repair, clothing rental shops, or workforce training centers;

- **Micro-distribution facilities** to enable safer and more sustainable parcel deliveries; and

- **Indoor urban agriculture,** including hydroponics and vertical farming, so more food can be grown closer to communities.

These new business types will add vibrancy and diversity to commercial corridors and combat storefront vacancy by making it easier to fill empty space with a wider range of business types.

For more information, visit: nyc.gov/YesEconomicOpportunity.

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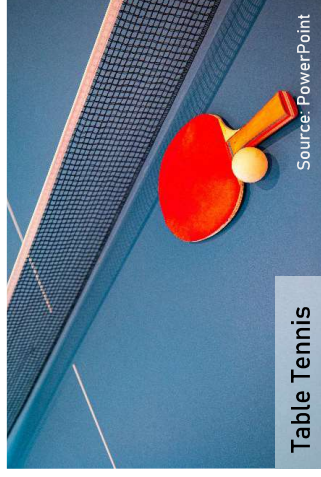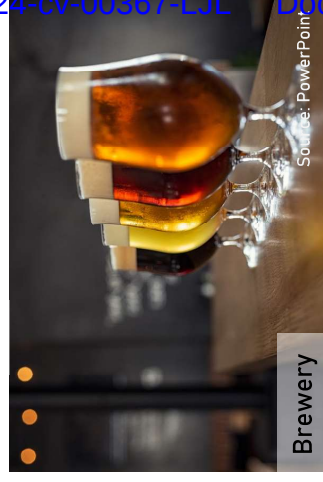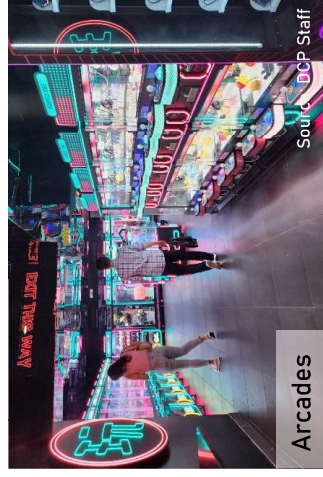
FINDING #3:

THRIVING LOCAL ECONOMIES ARE DRIVING THE CITY'S STOREFRONT RECOVERY

As stores open, close, and adapt to a post-Covid environment, the combined effects of citywide market changes intersect with building and neighborhood-level conditions in unique ways. Features like the level of dynamism and foot traffic in a neighborhood, the relative concentrations of growing or shrinking sectors, can have major effects on the amount of vacancy experienced. Changing remote work patterns, demographic changes, and the return of tourism all work in the background to affect the viability of different store types. Localized conditions from store size – whether full or vacant – to the appeal of the public realm, play roles in attracting and retaining commercial tenants.

Remote work changes the geography of daytime populations, affecting daytime shopping habits in neighborhoods.

% Primarily Worked from Home, 2023

30%+

0%

More than
2X 2019 rate

NYC 13%
U.S. 14%

13% of New Yorkers are now primarily working from home—a figure that has more than doubled since 2019 and one that even excludes hybrid workers who also report to an office. These remote workers amount to at least 530k New Yorkers who stay in their neighborhoods during daytime hours, greatly benefitting commercial businesses in those neighborhoods as workers may be more likely to spend money at lunchtime and throughout the day.

The greatest beneficiaries of this trend have been neighborhoods like Williamsburg and Park Slope, where 26% and 29% of residents primarily worked from home in 2023, respectively. Parts of Manhattan are also home to large shares of remote workers, which buffers the overall effect of lost daytime office worker foot traffic.
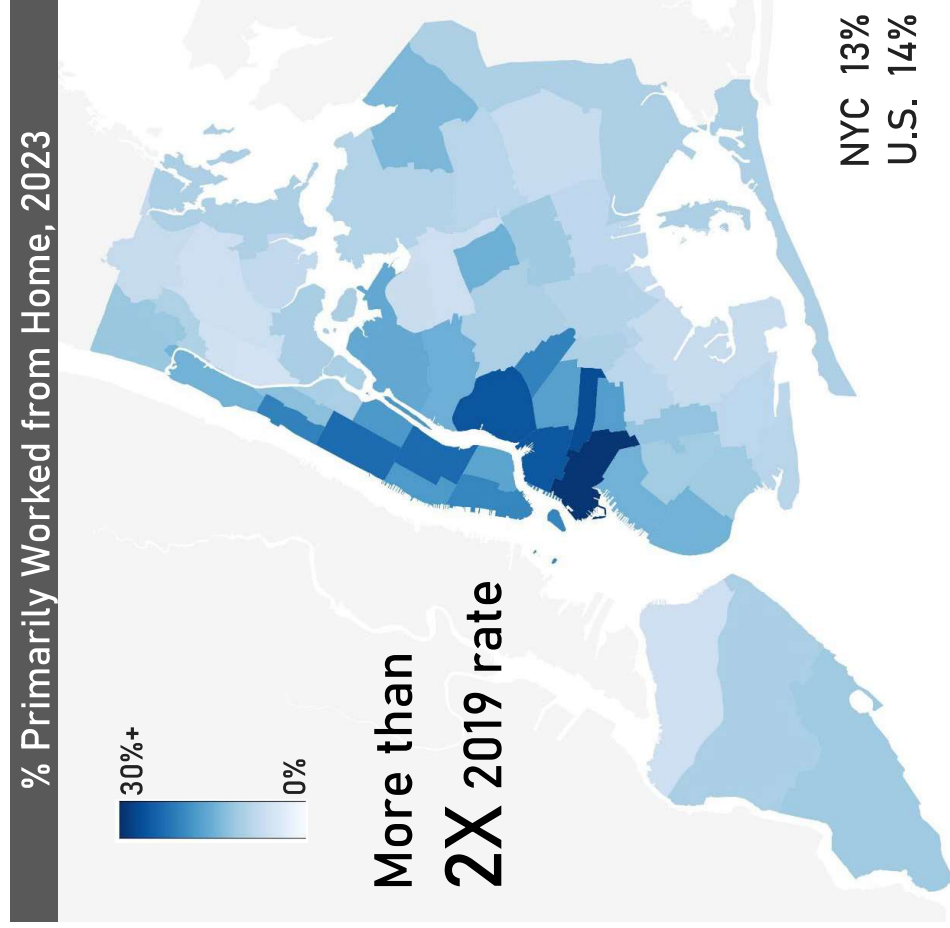
Remote work changes the geography of daytime populations, affecting daytime shopping habits.

Daytime Increase in Population Before Covid

- 40k–20k fewer people during the day
- 20k–5k fewer people during the day
- Daytime and nighttime are similar
- 5k–20k more people during the day
- 20k or more people during the day

On a typical day before the pandemic, incoming workers swelled Midtown Manhattan's daytime population by more than one million. While employment has increased since then, and there may be more residents working remotely, there are fewer office workers in Midtown and Lower Manhattan today, which affects storefront businesses through reduced spending and foot traffic.

NYC
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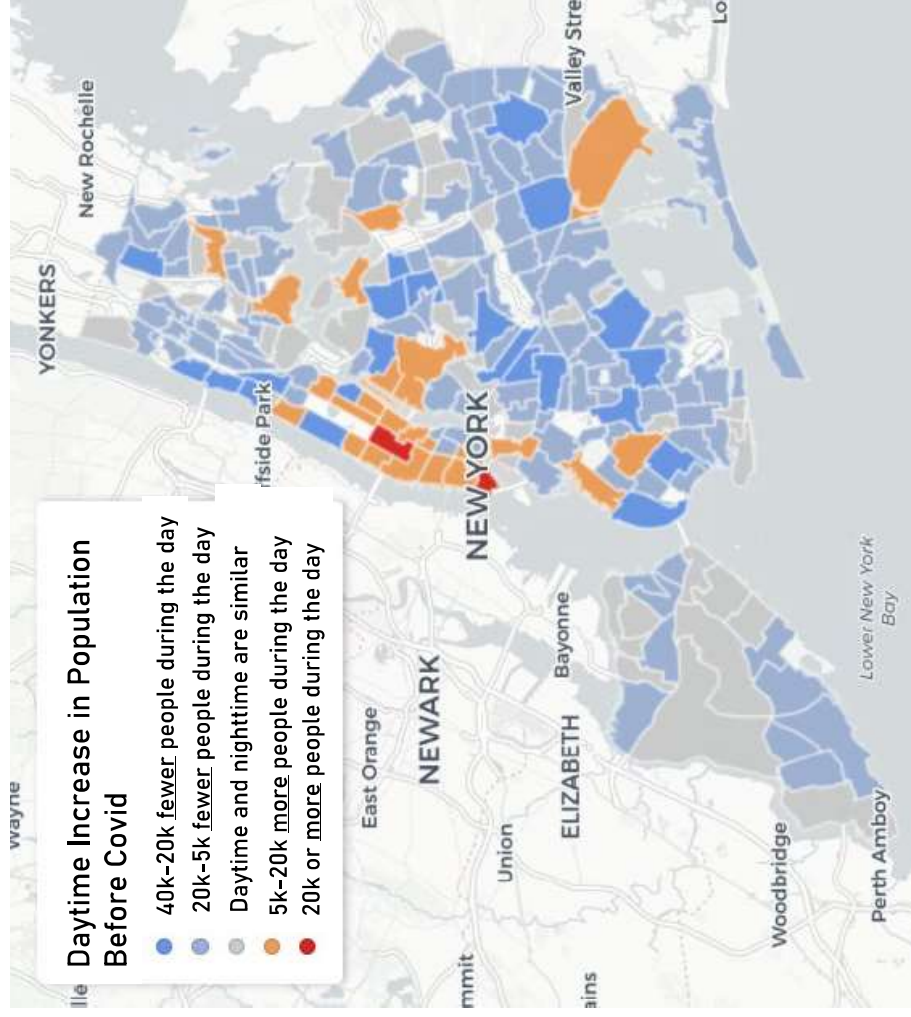
Foot traffic is recovering but remains lowest in commercial areas most dependent on office workers.

The effects of remote work can also be measured by foot traffic in various commercial hubs across the city. In commercial areas outside of the Manhattan Central Business Districts, foot traffic has largely returned or even surpassed pre-Covid levels. In Midtown and Lower Manhattan, foot traffic is still 20% lower than it was in 2019.

Average Daily Foot Traffic vs. 2019 by Year

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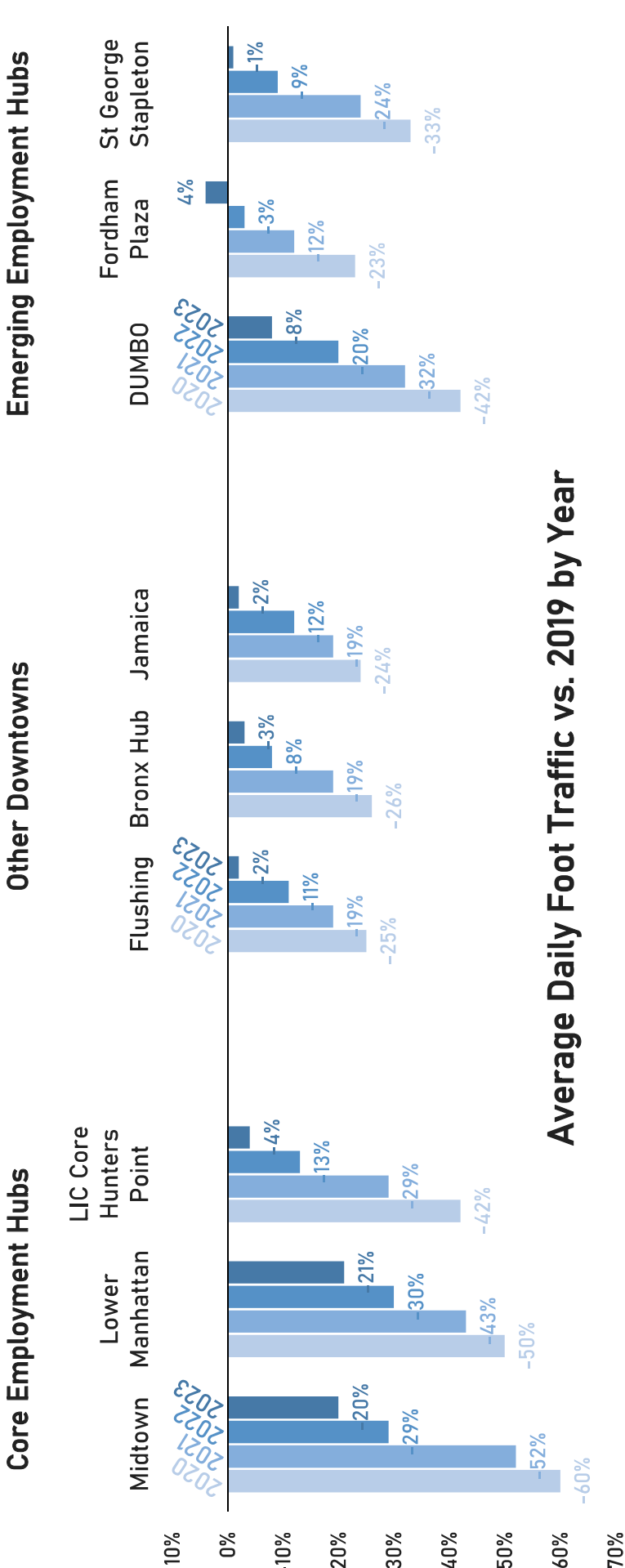
Storefront vacancy changes are most pronounced in areas affected by shifts in remote work.

Areas like Downtown and Midtown Manhattan, which relied heavily on an influx of daytime workers, have seen the largest increases in vacancy since before the pandemic. Areas like Upper Manhattan and the outer boroughs, less reliant on this influx and experiencing more workers staying home, have seen significant vacancy declines.

Neighborhood Tabulation Areas (NTAs) with Greatest Changes in Vacancy
From Q1 2020 to Q3 2024
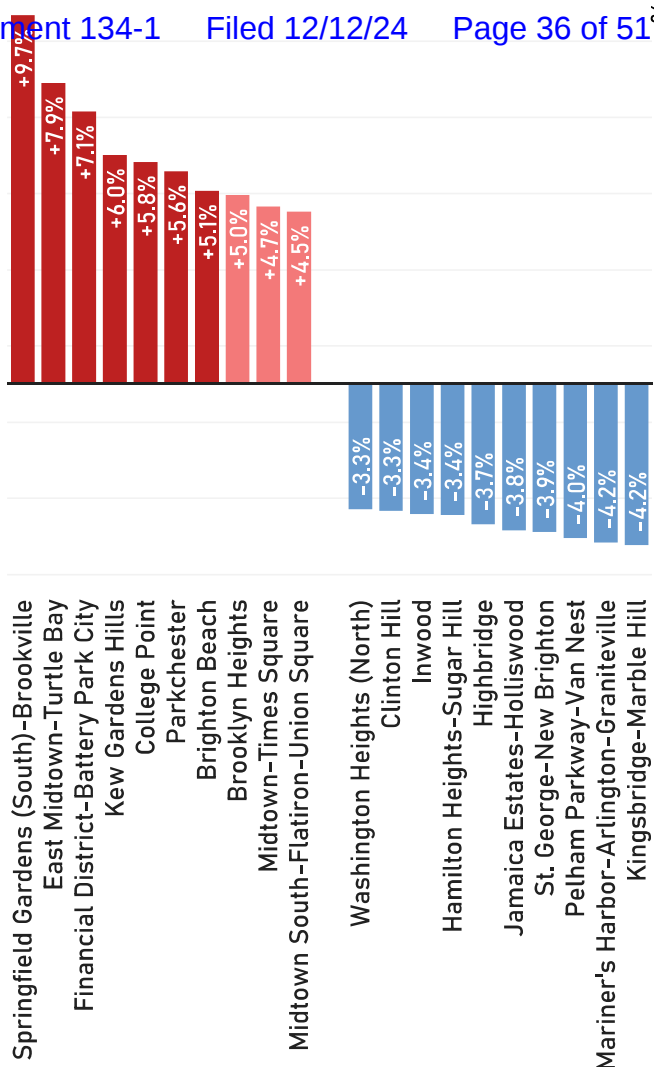
NTA	Change
Springfield Gardens (South)–Brookville	+9.7%
East Midtown–Turtle Bay	+7.9%
Financial District–Battery Park City	+7.1%
Kew Gardens Hills	+6.0%
College Point	+5.8%
Parkchester	+5.6%
Brighton Beach	+5.1%
Brooklyn Heights	+5.0%
Midtown–Times Square	+4.7%
Midtown South–Flatiron–Union Square	+4.5%
Washington Heights (North)	-3.3%
Clinton Hill	-3.3%
Inwood	-3.4%
Hamilton Heights–Sugar Hill	-3.4%
Highbridge	-3.7%
Jamaica Estates–Holliswood	-3.8%
St. George–New Brighton	-3.9%
Pelham Parkway–Van Nest	-4.0%
Mariner's Harbor–Arlington–Graniteville	-4.2%
Kingsbridge–Marble Hill	-4.2%

Change in Vacancy Rate,
Pre-Covid to Q3 2024

- +5% or more
- +2.5% to +5%
- +1% to +2.5%
- -1% to +1%
- -2.5% to -1%
- -2.5% or less
- N/A

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The amount of storefront turnover a neighborhood experiences may also impact its success.
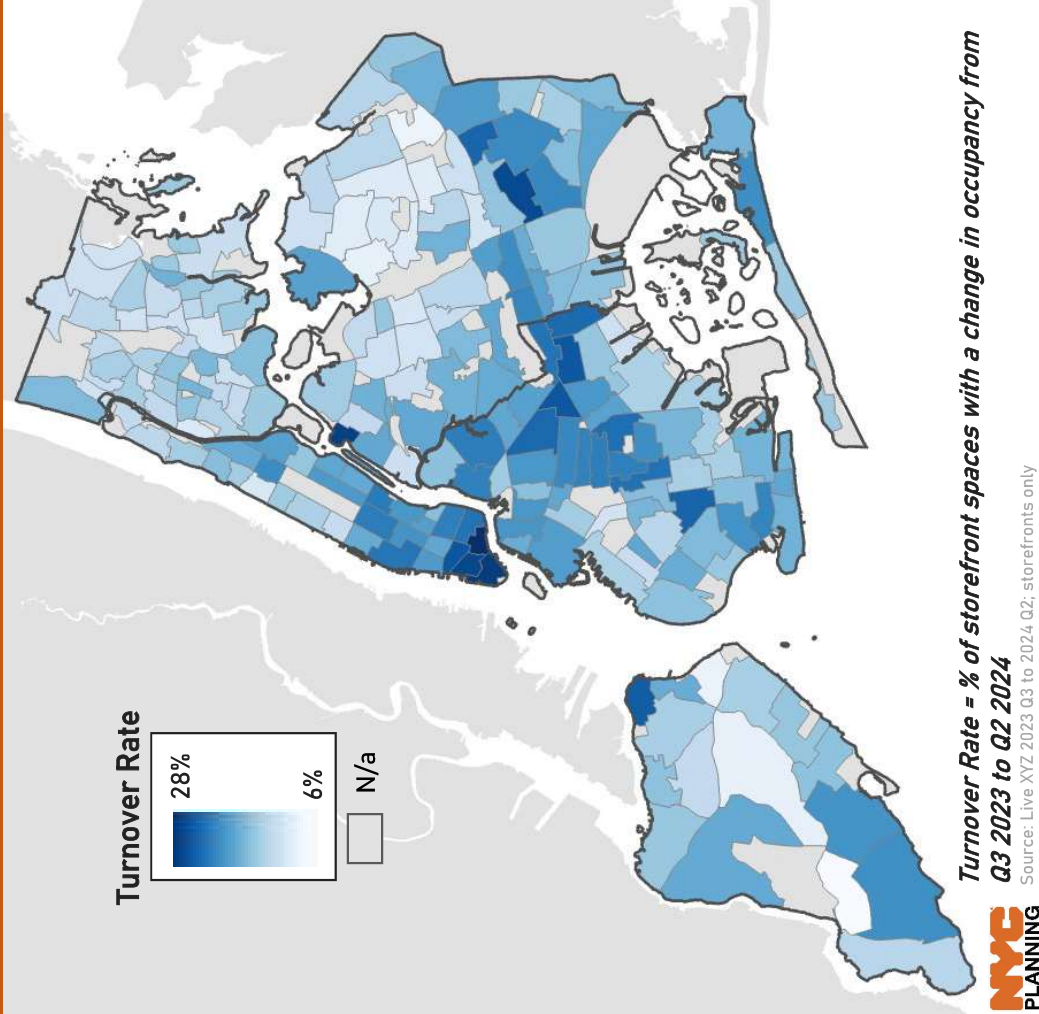
The frequency with which storefronts change tenants, referred to as "turnover", is an indicator of the level of dynamism in a commercial market and may provide insights on trends and conditions in a neighborhood.

For instance, if an area is experiencing high storefront turnover and its vacancy rate is decreasing, which is the case in Bedford–Stuyvesant, Williamsburg, and the East Village, that may be an indicator of a recovering market.

If turnover is high but vacancy remains relatively constant or increases, as is the case in the Financial District, SoHo, and Rockaway Beach, that may be a sign of market pressure or other conditions that prevent storefront businesses from establishing a lasting presence in the neighborhood.

Low turnover is often indicative of a stable market, such as in Inwood, Parkchester, or Astoria.

Turnover Rate

28%

6%

N/a

Turnover Rate = % of storefront spaces with a change in occupancy from Q3 2023 to Q2 2024

Source: Live XYZ 2023 Q3 to 2024 Q2; storefronts only

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Perceptions of vacancy can depend on the size, position, or clustering of empty space

Quantitative data do not tell a complete story, and sometimes vary from the perceptions of vacancy on a corridor. In a recent NYC Small Business Services (SBS) survey of BIDs, the majority of respondents identified hotspots, large floorplate vacancies, and perceptions of vacancy as challenges, independent of actual vacancy rates.

A vacant former pharmacy along Broadway in Astoria. Stores like pharmacies, banks, and gyms often have uniquely large footprints at prominent locations, making their closure highly visible and a large enough replacement tenant hard to find.
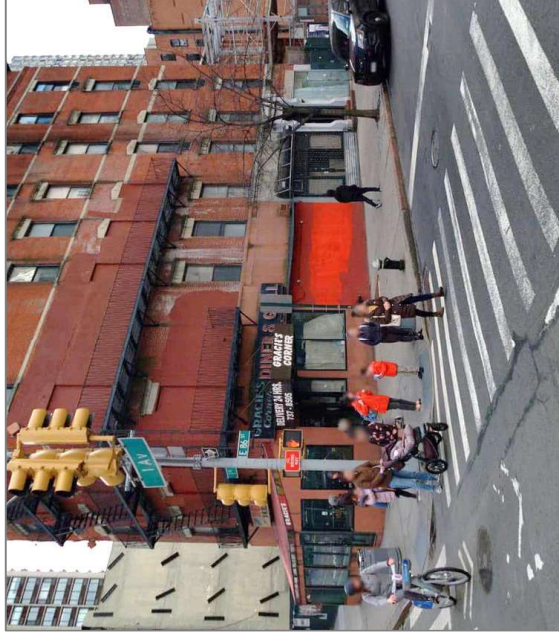
A line of 4 vacant storefronts along East 86th Street. An incoming development resulted in the closure of multiple adjacent storefronts, contributing to a clustering of vacancy.

Activated storefronts on the Upper East Side. One of the pictured storefronts has been activated through *Art on the Ave NYC*, a nonprofit placing local artists in vacant storefronts in high visibility locations.

NYC Open Streets experience less storefront vacancy than the city as a whole.

The **NYCDOT Open Streets Program** provides partial or full street closures for public amenity. Open Streets exist on over 200 streets across the city and are home to over 2,600 storefronts. Storefronts along Open Streets experience a 9.9% vacancy rate, lower than the citywide rate of 11.1%. Open Streets are seeing greater recovery to pre-Covid vacancy rates, and many Open Streets are experiencing vacancy considerably lower than their surrounding neighborhoods as a whole, as evidenced by the 3 examples below:

Services
Retail
Food & Drink, Entertainment
Community Facilities
○ Vacant

Columbus Avenue
Open Street in
Upper West Side, MN

121 Storefronts
3.3% Vacancy
UWS–Lincoln SQ: 8.0%

Orchard Street
Open Street in
Lower East Side, MN

149 Storefronts
6.7% Vacancy
Lower East Side: 16.0%

Vanderbilt Avenue
Open Street in
Prospect Heights, BK

86 Storefronts
8.1% Vacancy
Prospect Heights: 13.3%

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Public realm improvements or obstructions can affect the vacancy of nearby storefronts.

Other City programs are deeply invested in improving the public realm, which in turn increases foot traffic and improves storefront opportunities. The POPS program, which creates public space in private developments in exchange for a zoning floor area bonus, the DOT Plaza program which activates portions of roadway space for pedestrian and neighborhood uses, and the #GetShedsDown program, which incentivizes property owners to expedite repairs to minimize construction sheds, all show promising potential to improve corridor conditions and reduce vacancies.

The Privately Owned Public Space (POPS) at 85 Broad Street in Lower Manhattan, where the vacancy of surrounding storefronts is 3.9% compared to 24.3% across the neighborhood.
Photo Source: Cyclomedia, May 2023.

Corona Plaza in Queens, where the vacancy rate of surrounding storefronts (5.9%) is lower than adjacent Roosevelt Avenue's rate (7.7%).
Photo Source: Cyclomedia, August 2023.

Vacant storefronts at E. 49th St. and Lexington Ave., with scaffolding obscuring the ground floor. Storefronts underneath scaffolding have a 17.6% vacancy rate, a rate significantly higher than that of the citywide average.
Photo Source: Cyclomedia, April 2024.

Business Improvement Districts (BIDs) can have a positive impact on storefront vacancy, especially in disrupted or hot corridors and neighborhoods.

BID vacancy across the city (13.2%) is higher than the city rate (11.1%), likely because BID geographies include some of the corridors hit hardest by the pandemic. However, many BIDs experience healthier ground-floor conditions than their surrounding neighborhoods. The Times Square, Park Slope Fifth Avenue and Morris Park BID areas have lower vacancy rates than their surrounding neighborhoods, and the latter two have seen significant vacancy declines since pre-pandemic (-4.5% and -4.4%, respectively).

Services
Retail
Food & Drink, Entertainment
Community Facilities
○ Vacant

Morris Park BID
BID in Morris Park, BX

300 Storefronts
2.7% Vacancy
Morris Park NTA: 6.5%

Park Slope Fifth Ave. BID
BID in Park Slope, BK

550 Storefronts
7.1% Vacancy
Park Slope NTA: 8.4%

Times Sq. Alliance
BID in Midtown, MN

660 Storefronts
11.5% Vacancy
Midtown-Times Sq NTA: 16.3%
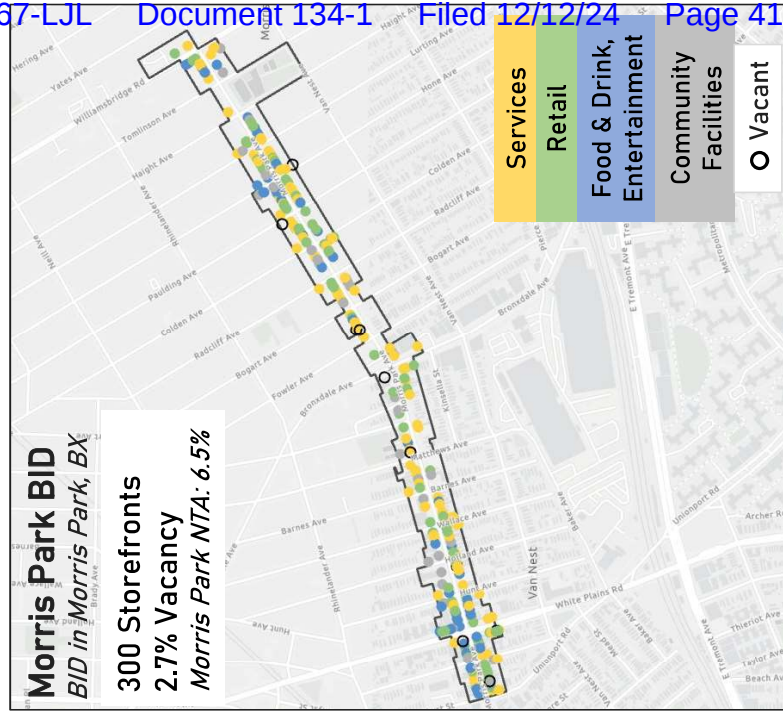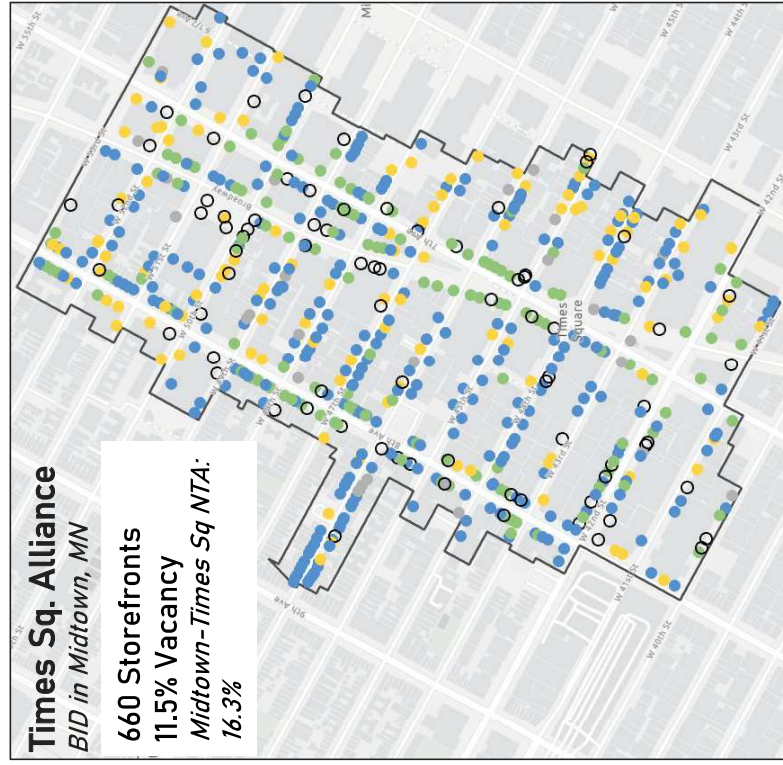
Looking forward

As NYC continues to invest in thriving commercial districts, a multi-pronged approach as contemplated in the *Making New York Work for Everyone Action Plan* will continue to be needed. Live XYZ data will allow the City to continue to improve and target interventions in new and more strategic ways. Some ongoing opportunities include:

- Strengthening the tools and existing conditions understanding for Commercial District Needs Assessments (CDNAs)
- Monitoring the growth of newly legalized storefront industries through *City of Yes for Economic Opportunity*, like clean production, urban agriculture, and experiential retail
- Exploring the efficacy of quality-of-life enhancements, public space expansion, and activations on retail change
- Supporting the ongoing work of BIDs, Chambers, and civic groups in supporting local business conditions
- Assisting businesses, property owners, and brokers to explore new opportunities for entrepreneurs, childcare, creative space and more

DCP will continue to provide routine neighborhood and corridor-level analysis to inform ongoing land use work and share with our government partners, business improvement organizations, and others involved in the constant work of commercial corridor support and revitalization.

Illustration source: "Principles of Good Urban Design for New York City," NYC Department of City Planning, March 2024.
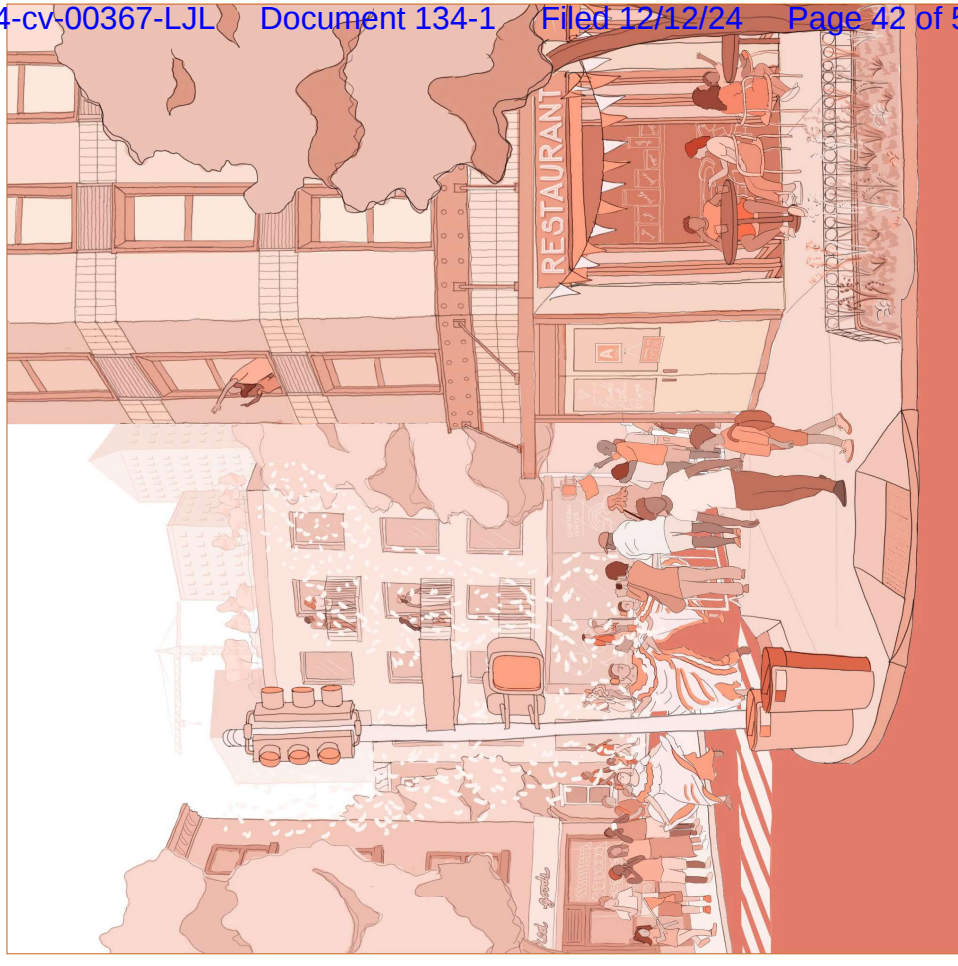
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Appendix | Neighborhood Statistics

Borough	Neighborhood (NTA) Name	Total Storefronts	Occupied Count	Community Facilities	Food & Drink, Entertainment	Retail	Services	Openings Since Q1'20	Closures Since Q1'20	Net Chg. Since Q1'20	Vacant Count	Vacancy Rate Q3 2024	Vacancy Rate Q3 2023	Vacancy Rate Q1 2020	Chronic Vacancy Count	Chronic Vacancy %
Bronx	Allerton	386	360	58	56	114	132	102	110	-8	26	6.7%	6.2%	5.6%	10	38%
Bronx	Bedford Park	451	418	91	60	129	138	115	115	0	33	7.3%	8.8%	9.4%	15	45%
Bronx	Belmont	739	674	121	137	188	224	205	195	10	65	8.8%	9.0%	11.1%	34	52%
Bronx	Castle Hill-Unionport	470	424	77	71	120	154	122	139	-17	46	9.8%	10.6%	8.9%	19	41%
Bronx	Claremont Village-Claremont (East)	295	260	81	20	63	95	63	62	1	35	11.9%	12.1%	13.6%	20	57%
Bronx	Concourse-Concourse Village	910	836	154	121	274	283	184	224	-40	74	8.1%	9.0%	7.4%	37	50%
Bronx	Co-op City	205	191	30	34	80	47	43	40	3	14	6.8%	8.8%	6.9%	2	14%
Bronx	Crotona Park East	419	367	106	27	119	114	109	116	-7	52	12.4%	11.8%	11.6%	22	42%
Bronx	Eastchester-Edenwald-Baychester	604	551	98	74	126	248	177	181	-4	53	8.8%	7.2%	9.9%	22	42%
Bronx	Fordham Heights	638	600	75	80	263	182	190	186	4	38	6.0%	5.5%	6.6%	13	34%
Bronx	Highbridge	294	277	67	32	88	90	90	83	7	17	5.8%	6.4%	9.5%	9	53%
Bronx	Hunts Point	590	530	71	41	97	308	132	158	-26	60	10.2%	12.4%	10.3%	32	53%
Bronx	Hutchinson Metro Center	53	44	13	5	9	15	5	13	-8	9	17.0%	14.3%	7.1%	4	44%
Bronx	Kingsbridge Heights-Van Cortlandt Village	201	188	35	31	50	71	49	58	-9	13	6.5%	7.9%	7.1%	4	31%
Bronx	Kingsbridge-Marble Hill	436	414	71	85	127	130	131	130	1	22	5.0%	7.0%	9.3%	12	55%
Bronx	Longwood	761	687	140	85	245	216	198	202	-4	74	9.7%	9.6%	10.3%	35	47%
Bronx	Melrose	841	772	190	84	309	183	242	267	-25	69	8.2%	8.8%	8.6%	24	35%
Bronx	Morris Park	459	429	82	62	75	208	128	135	-7	30	6.5%	6.6%	6.9%	11	37%
Bronx	Morrisania	484	438	147	42	126	121	122	130	-8	46	9.5%	7.8%	8.7%	23	50%
Bronx	Mott Haven-Port Morris	1,174	1,045	201	137	328	362	282	315	-33	129	11.0%	10.2%	10.2%	63	49%
Bronx	Mount Eden-Claremont (West)	748	706	120	80	218	287	212	211	1	42	5.6%	6.8%	6.1%	14	33%
Bronx	Mount Hope	639	579	90	63	190	235	172	175	-3	60	9.4%	10.9%	10.3%	26	43%
Bronx	Norwood	549	512	114	79	166	153	163	175	-12	37	6.7%	6.8%	7.2%	9	24%
Bronx	Parkchester	336	303	63	52	111	77	96	107	-11	33	9.8%	8.3%	4.2%	5	15%
Bronx	Pelham Bay-Country Club-City Island	418	379	59	96	90	132	118	118	0	39	9.3%	10.9%	8.2%	17	44%
Bronx	Pelham Gardens	285	267	55	42	68	102	69	68	1	18	6.3%	8.4%	7.7%	8	44%
Bronx	Pelham Parkway-Van Nest	509	476	72	76	142	183	130	110	20	33	6.5%	6.9%	10.5%	15	45%
Bronx	Riverdale-Spuyten Duyvil	348	315	74	77	59	105	71	81	-10	33	9.5%	13.2%	8.4%	12	36%
Bronx	Soundview-Bruckner-Bronx River	812	747	125	113	264	238	239	246	-7	65	8.0%	7.0%	7.2%	29	45%
Bronx	Soundview-Clason Point	221	198	46	24	69	59	75	86	-11	23	10.4%	12.7%	8.3%	9	39%
Bronx	Throgs Neck-Schuylerville	505	479	102	92	98	185	172	162	10	26	5.1%	5.8%	7.3%	9	35%
Bronx	Tremont	563	509	125	51	186	146	134	147	-13	54	9.6%	8.7%	8.2%	20	37%
Bronx	University Heights (North)-Fordham	465	429	70	65	175	117	127	132	-5	36	7.7%	8.1%	9.1%	10	28%
Bronx	University Heights (South)-Morris Heights	519	482	110	59	152	159	127	137	-10	37	7.1%	7.3%	5.6%	13	35%
Bronx	Wakefield-Woodlawn	651	607	112	97	165	228	155	163	-8	44	6.8%	7.9%	6.8%	17	39%
Bronx	West Farms	218	199	41	23	69	65	53	59	-6	19	8.7%	6.8%	6.8%	9	47%
Bronx	Westchester Square	513	469	90	54	121	193	175	180	-5	44	8.6%	7.6%	9.3%	17	39%
Bronx	Williamsbridge-Olinville	749	701	143	92	215	250	217	203	14	48	6.4%	7.8%	9.6%	17	35%

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Appendix | Neighborhood Statistics

Borough	Neighborhood (NTA) Name	Total Storefronts	Occupied Count	Occupant Composition				Openings Since Q1 '20	Closures Since Q1 '20	Net Chg. Since Q1 '20	Vacant Count	Vacancy Rate Q3 2024	Vacancy Rate Q3 2023	Vacancy Rate Q1 2020	Chronic Vacancy Count	Chronic Vacancy %
				Community Facilities	Food & Drink, Entertainment	Retail	Services									
Brooklyn	Bath Beach	436	402	73	61	130	138	145	140	5	34	7.8%	8.7%	8.5%	6	18%
Brooklyn	Bay Ridge	1,761	1,600	339	328	406	525	577	642	-65	161	9.1%	10.4%	8.0%	40	25%
Brooklyn	Bedford-Stuyvesant (East)	1,280	1,081	239	225	330	286	442	411	31	199	15.5%	15.2%	18.0%	106	53%
Brooklyn	Bedford-Stuyvesant (West)	1,497	1,258	256	258	416	317	434	356	78	239	16.0%	16.8%	18.3%	116	49%
Brooklyn	Bensonhurst	1,682	1,526	251	254	519	499	571	582	-11	156	9.3%	9.7%	9.8%	53	34%
Brooklyn	Borough Park	1,640	1,478	284	136	642	403	322	376	-54	162	9.9%	9.8%	9.3%	84	52%
Brooklyn	Brighton Beach	593	521	133	59	198	130	174	211	-37	72	12.1%	10.9%	7.1%	14	19%
Brooklyn	Brooklyn Heights	409	352	63	112	80	97	127	90	-20	57	13.9%	14.1%	9.0%	11	19%
Brooklyn	Brownsville	768	665	155	75	268	165	226	224	2	103	13.4%	13.2%	13.9%	53	51%
Brooklyn	Bushwick (East)	786	692	121	120	255	194	250	243	7	94	12.0%	11.7%	13.6%	49	52%
Brooklyn	Bushwick (West)	1,272	1,120	172	306	364	273	439	420	19	152	11.9%	14.0%	12.8%	56	37%
Brooklyn	Canarsie	821	751	187	101	203	258	187	212	-25	70	8.5%	9.2%	6.6%	16	23%
Brooklyn	Carroll Gardens-Cobble Hill-Gowanus-Red Hook	1,757	1,510	252	337	306	595	565	599	-34	247	14.1%	14.7%	14.1%	103	42%
Brooklyn	Clinton Hill	407	375	85	110	88	92	99	108	-9	32	7.9%	8.8%	11.2%	16	50%
Brooklyn	Coney Island-Sea Gate	562	492	103	91	136	160	162	156	6	70	12.5%	11.8%	13.3%	31	44%
Brooklyn	Crown Heights (North)	1,335	1,117	247	218	310	337	407	454	-47	218	16.3%	14.3%	15.5%	81	37%
Brooklyn	Crown Heights (South)	682	580	123	95	192	170	190	210	-20	102	15.0%	15.5%	15.1%	49	48%
Brooklyn	Cypress Hills	629	560	73	83	193	206	269	275	-6	69	11.0%	11.4%	11.4%	26	38%
Brooklyn	Downtown Brooklyn-DUMBO-Boerum Hill	1,193	1,020	174	276	308	259	387	399	-12	173	14.5%	15.6%	14.0%	55	32%
Brooklyn	Dyker Heights	792	713	139	102	199	268	264	290	-26	79	10.0%	12.7%	9.1%	22	28%
Brooklyn	East Flatbush-Erasmus	943	823	192	140	245	244	370	410	-40	120	12.7%	9.9%	12.9%	36	30%
Brooklyn	East Flatbush-Farragut	406	368	84	50	79	148	118	118	0	38	9.4%	8.8%	9.9%	14	37%
Brooklyn	East Flatbush-Remsen Village	573	502	125	63	162	150	189	212	-23	71	12.4%	12.7%	8.2%	23	32%
Brooklyn	East Flatbush-Rugby	815	698	169	103	184	237	260	309	-49	117	14.4%	9.5%	10.1%	31	26%
Brooklyn	East New York (North)	702	574	167	45	148	210	169	217	-48	128	18.2%	18.0%	15.4%	55	43%
Brooklyn	East New York-City Line	423	396	69	51	144	131	142	163	-21	27	6.4%	5.7%	5.2%	8	30%
Brooklyn	East New York-New Lots	692	626	149	73	191	209	170	175	-5	66	9.5%	9.5%	9.8%	35	53%
Brooklyn	East Williamsburg	1,740	1,476	198	336	379	557	491	512	-21	264	15.2%	15.8%	14.7%	107	41%
Brooklyn	Flatbush	984	869	154	139	333	242	372	421	-49	115	11.7%	13.3%	8.8%	15	13%
Brooklyn	Flatbush (West)-Ditmas Park-Parkville	664	595	134	115	184	158	225	245	-20	69	10.4%	8.7%	7.8%	25	34%
Brooklyn	Flatlands	1,066	943	197	120	227	395	295	309	-14	123	11.5%	10.5%	10.9%	42	34%
Brooklyn	Fort Greene	484	420	66	131	112	110	140	169	-29	64	13.2%	10.7%	16.3%	20	31%
Brooklyn	Gravesend (East)-Homecrest	1,161	1,052	186	156	375	334	378	423	-45	109	9.4%	9.9%	9.0%	23	21%
Brooklyn	Gravesend (South)	158	136	39	16	37	44	32	48	-16	22	13.9%	15.2%	9.4%	8	36%
Brooklyn	Gravesend (West)	850	759	142	120	246	250	292	319	-27	91	10.7%	12.1%	8.4%	25	27%
Brooklyn	Greenpoint	1,256	1,111	138	285	303	381	378	357	21	145	11.5%	12.7%	14.3%	60	41%
Brooklyn	Kensington	515	466	90	73	147	156	164	196	-32	49	9.5%	12.4%	6.4%	15	31%
Brooklyn	Madison	665	616	163	83	189	178	195	225	-30	49	7.4%	8.9%	7.2%	11	22%
Brooklyn	Mapleton-Midwood (West)	543	477	98	46	175	154	146	181	-35	66	12.2%	13.5%	9.5%	26	39%
Brooklyn	Marine Park-Mill Basin-Bergen Beach	540	479	124	77	127	146	138	147	-9	61	11.3%	8.3%	9.4%	21	34%

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				Community Facilities	Food & Drink, Entertainment	Retail	Services									
Brooklyn	Midwood	576	533	142	92	166	130	171	187	-16	43	7.5%	7.3%	6.9%	11	26%
Brooklyn	Ocean Hill	558	456	169	58	104	124	122	127	-5	102	18.3%	18.0%	20.8%	67	66%
Brooklyn	Park Slope	1,251	1,146	250	376	255	264	449	454	-5	105	8.4%	10.6%	11.0%	29	28%
Brooklyn	Prospect Heights	475	412	69	151	88	103	138	144	-6	63	13.3%	11.8%	14.9%	25	40%
Brooklyn	Prospect Lefferts Gardens-Wingate	785	671	157	140	188	185	266	295	-29	114	14.5%	16.2%	13.4%	39	34%
Brooklyn	Sheepshead Bay-Manhattan Beach-Gerritsen Beach	899	802	175	140	235	248	279	307	-28	97	10.8%	11.2%	10.4%	33	34%
Brooklyn	South Williamsburg	508	444	131	37	201	74	74	103	-29	64	12.6%	11.0%	9.7%	28	44%
Brooklyn	Spring Creek-Starrett City	129	125	19	31	61	14	30	22	8	4	3.1%	7.4%	7.3%	3	75%
Brooklyn	Sunset Park (Central)	1,167	1,070	187	234	359	286	432	420	12	97	8.3%	8.1%	7.4%	20	21%
Brooklyn	Sunset Park (East)-Borough Park (West)	635	571	171	86	171	143	191	217	-26	64	10.1%	10.7%	7.6%	12	19%
Brooklyn	Sunset Park (West)	1,637	1,448	162	215	439	632	404	439	-35	189	11.5%	12.0%	9.7%	68	36%
Brooklyn	Williamsburg	1,855	1,574	194	503	460	416	626	542	84	281	15.1%	14.0%	16.4%	111	40%
Brooklyn	Windsor Terrace-South Slope	342	321	80	81	81	79	94	88	6	21	6.1%	6.6%	8.5%	3	14%
Manhattan	Chelsea-Hudson Yards	1,661	1,378	143	510	318	405	452	503	-51	283	17.0%	16.4%	13.6%	85	30%
Manhattan	Chinatown-Two Bridges	1,521	1,217	150	375	405	286	468	558	-90	304	20.0%	19.2%	15.9%	114	38%
Manhattan	East Harlem (North)	1,165	986	215	189	305	271	368	363	5	179	15.4%	16.2%	17.1%	81	45%
Manhattan	East Harlem (South)	789	699	158	145	213	180	220	217	3	90	11.4%	11.8%	13.6%	35	39%
Manhattan	East Midtown-Turtle Bay	1,356	1,096	138	401	225	329	312	416	-104	260	19.2%	19.7%	11.3%	62	24%
Manhattan	East Village	1,889	1,624	188	716	377	345	741	752	-11	265	14.0%	15.4%	14.8%	71	27%
Manhattan	Financial District-Battery Park City	1,098	832	118	339	156	218	254	326	-72	266	24.2%	24.2%	17.1%	118	44%
Manhattan	Gramercy	736	643	123	231	113	175	218	274	-56	93	12.6%	15.6%	9.7%	27	29%
Manhattan	Greenwich Village	1,230	1,037	178	406	263	189	334	370	-36	193	15.7%	14.6%	12.5%	42	22%
Manhattan	Hamilton Heights-Sugar Hill	646	571	109	123	179	156	189	172	17	75	11.6%	11.9%	15.0%	27	36%
Manhattan	Harlem (North)	1,076	936	235	180	273	245	314	299	15	140	13.0%	14.0%	15.9%	69	49%
Manhattan	Harlem (South)	892	749	179	156	228	179	238	239	-1	143	16.0%	15.6%	16.2%	62	43%
Manhattan	Hell's Kitchen	1,375	1,211	122	513	239	333	404	416	-12	164	11.9%	13.9%	11.1%	57	35%
Manhattan	Inwood	614	576	90	125	173	187	174	172	2	38	6.2%	8.6%	9.6%	13	34%
Manhattan	Lower East Side	1,189	999	100	390	304	205	410	424	-14	190	16.0%	16.6%	16.1%	63	33%
Manhattan	Manhattanville-West Harlem	277	250	72	39	71	68	61	60	1	27	9.7%	11.4%	11.7%	15	56%
Manhattan	Midtown South-Flatiron-Union Square	1,960	1,627	121	577	578	346	600	698	-98	333	17.0%	16.3%	12.5%	90	27%
Manhattan	Midtown-Times Square	3,026	2,532	158	1016	816	532	736	889	-153	494	16.3%	17.8%	11.7%	150	30%
Manhattan	Morningside Heights	350	325	114	96	67	47	61	54	7	25	7.1%	7.7%	7.0%	5	20%
Manhattan	Murray Hill-Kips Bay	1,027	895	190	280	147	276	285	337	-52	132	12.9%	15.6%	10.3%	40	30%
Manhattan	SoHo-Little Italy-Hudson Square	2,177	1,827	81	500	937	306	816	890	-74	350	16.1%	19.5%	13.9%	97	28%
Manhattan	Stuyvesant Town-Peter Cooper Village	45	42	5	10	9	18	13	15	-2	3	6.7%	6.5%	6.4%	1	33%
Manhattan	Tribeca-Civic Center	1,137	897	139	317	214	225	298	355	-57	240	21.1%	22.6%	17.3%	85	35%
Manhattan	Upper East Side-Carnegie Hill	1,952	1,733	499	334	557	343	555	656	-101	219	11.2%	15.5%	10.1%	44	20%
Manhattan	Upper East Side-Lenox Hill-Roosevelt Island	1,225	1,081	191	296	222	370	354	425	-71	144	11.8%	12.8%	10.0%	32	22%
Manhattan	Upper East Side-Yorkville	954	846	110	235	175	326	270	313	-43	108	11.3%	14.5%	10.4%	30	28%
Manhattan	Upper West Side (Central)	1,220	1,103	247	302	245	308	307	324	-17	117	9.6%	10.3%	9.4%	24	21%

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Manhattan	Upper West Side-Lincoln Square	762	701	174	174	151	201	174	189	-15	61	8.0%	10.5%	9.2%	24	39%
Manhattan	Upper West Side-Manhattan Valley	537	488	83	141	136	127	155	155	0	49	9.1%	10.9%	11.1%	11	22%
Manhattan	Washington Heights (North)	1,068	993	186	177	341	289	321	310	11	75	7.0%	9.0%	10.3%	25	33%
Manhattan	Washington Heights (South)	1,077	976	205	158	322	290	285	266	19	101	9.4%	10.8%	12.5%	44	44%
Manhattan	West Village	1,378	1,216	93	484	366	267	491	490	1	162	11.8%	14.6%	13.6%	43	27%
Queens	Astoria (Central)	1,092	1,016	176	303	201	335	315	326	-11	76	7.0%	6.1%	8.5%	23	30%
Queens	Astoria (East)-Woodside (North)	1,111	1,000	96	225	266	410	322	351	-29	111	10.0%	10.2%	9.2%	36	32%
Queens	Astoria (North)-Ditmars-Steinway	878	786	112	180	151	343	232	274	-42	92	10.5%	7.8%	7.3%	20	22%
Queens	Auburndale	462	440	92	74	98	172	111	140	31	22	4.8%	4.8%	4.5%	3	14%
Queens	Baisley Park	383	331	82	52	91	102	111	124	-13	52	13.6%	11.2%	10.3%	19	37%
Queens	Bay Terrace-Clearview	163	146	19	39	40	48	39	54	-15	17	10.4%	3.1%	1.8%		0%
Queens	Bayside	489	468	92	143	87	146	152	153	-1	21	4.3%	5.1%	4.3%	4	19%
Queens	Bellerose	220	202	39	42	47	74	90	85	5	18	8.2%	9.9%	4.4%	2	11%
Queens	Breezy Point-Belle Harbor-Rockaway Park-Broad Channel	260	244	57	51	63	72	75	69	6	16	6.2%	6.0%	6.4%	2	13%
Queens	Cambria Heights	192	171	51	29	39	51	58	57	1	21	10.9%	13.4%	12.8%	10	48%
Queens	College Point	383	330	45	59	95	129	127	153	-26	53	13.8%	15.3%	8.0%	11	21%
Queens	Corona	735	699	106	129	219	238	199	185	14	36	4.9%	4.7%	4.2%	10	28%
Queens	Douglaston-Little Neck	275	260	44	71	59	85	106	94	12	15	5.5%	6.9%	7.1%	2	13%
Queens	East Elmhurst	343	326	64	54	82	125	86	73	13	17	5.0%	3.2%	5.7%	5	29%
Queens	East Flushing	309	288	75	51	58	101	93	89	4	21	6.8%	6.1%	7.8%	8	38%
Queens	Elmhurst	1,577	1,455	363	311	362	412	492	440	52	122	7.7%	7.6%	7.8%	38	31%
Queens	Far Rockaway-Bayswater	412	365	100	43	122	98	126	128	-2	47	11.4%	9.1%	9.0%	18	38%
Queens	Flushing-Willets Point	2,065	1,958	341	368	609	616	789	573	216	107	5.2%	5.8%	5.6%	47	44%
Queens	Forest Hills	1,098	1,042	285	216	254	283	352	374	-22	56	5.1%	4.8%	5.8%	10	18%
Queens	Fresh Meadows-Utopia	223	207	34	59	52	61	71	76	-5	16	7.2%	3.5%	4.8%		0%
Queens	Glen Oaks-Floral Park-New Hyde Park	205	188	35	56	45	52	77	73	4	17	8.3%	8.2%	4.2%	2	12%
Queens	Glendale	538	477	99	49	145	179	160	180	-20	61	11.3%	11.1%	10.7%	17	28%
Queens	Hollis	402	350	96	48	80	123	158	158	0	52	12.9%	12.5%	13.9%	20	38%
Queens	Howard Beach-Lindenwood	266	241	50	59	59	73	57	65	-8	25	9.4%	13.3%	7.8%	6	24%
Queens	Jackson Heights	1,455	1,376	216	317	488	353	415	416	-1	79	5.4%	5.6%	4.6%	13	16%
Queens	Jamaica	1,755	1,584	218	219	584	548	498	498	0	171	9.7%	9.6%	8.5%	63	37%
Queens	Jamaica Estates-Holliswood	240	224	52	41	63	68	78	81	-3	16	6.7%	6.6%	10.5%	5	31%
Queens	Jamaica Hills-Briarwood	282	269	47	50	78	92	67	68	-1	13	4.6%	4.6%	6.3%	5	38%
Queens	Kew Gardens	262	226	44	45	65	68	71	75	-4	36	13.7%	10.7%	9.8%	12	33%
Queens	Kew Gardens Hills	267	235	61	47	75	50	61	77	-16	32	12.0%	6.3%	6.0%	10	31%
Queens	Laurelton	305	273	52	53	73	94	114	109	5	32	10.5%	7.5%	8.3%	8	25%
Queens	Long Island City-Hunters Point	803	727	101	181	117	315	178	136	42	76	9.5%	9.1%	10.6%	51	67%
Queens	Maspeth	778	712	78	109	166	339	270	230	40	66	8.5%	4.2%	7.3%	17	26%
Queens	Middle Village	381	344	59	60	82	141	125	126	-1	37	9.7%	8.3%	7.3%	12	32%
Queens	Murray Hill-Broadway Flushing	729	693	124	203	151	206	215	235	-20	36	4.9%	5.0%	4.7%	5	14%

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Queens	North Corona	735	689	85	115	261	224	197	182	15	46	6.3%	4.8%	7.4%	23	50%
Queens	Oakland Gardens-Hollis Hills	151	143	28	41	32	42	47	50	-3	8	5.3%	5.3%	2.6%	0	0%
Queens	Old Astoria-Hallets Point	255	213	41	32	49	88	66	69	-3	42	16.5%	21.4%	18.3%	25	60%
Queens	Ozone Park	338	309	31	59	84	131	93	94	-1	29	8.6%	4.4%	6.0%	10	34%
Queens	Ozone Park (North)	427	378	82	51	91	148	112	125	-13	49	11.5%	6.5%	8.1%	14	29%
Queens	Pomonok-Electchester-Hillcrest	270	246	63	39	68	76	73	75	-2	24	8.9%	7.7%	7.4%	9	38%
Queens	Queens Village	651	595	119	88	142	243	231	223	8	56	8.6%	9.4%	10.6%	20	36%
Queens	Queensboro Hill	145	138	43	29	34	31	58	28	30	7	4.8%	4.1%	7.6%	2	29%
Queens	Queensbridge-Ravenswood-Dutch Kills	944	798	97	100	126	461	191	215	-24	146	15.5%	13.8%	11.9%	49	34%
Queens	Rego Park	428	401	117	70	94	117	99	102	-3	27	6.3%	7.0%	8.2%	11	41%
Queens	Richmond Hill	767	688	130	95	186	275	262	266	-4	79	10.3%	10.6%	10.5%	31	39%
Queens	Ridgewood	1,477	1,346	176	282	429	454	479	481	-2	131	8.9%	11.8%	10.1%	47	36%
Queens	Rockaway Beach-Arverne-Edgemere	255	223	60	49	64	50	77	84	-7	32	12.5%	12.0%	9.8%	16	50%
Queens	Rosedale	190	170	21	36	46	66	92	64	28	20	10.5%	6.3%	7.7%	4	20%
Queens	South Jamaica	407	344	92	39	88	123	99	118	-19	63	15.5%	12.9%	12.2%	26	41%
Queens	South Ozone Park	1,155	1,075	157	166	365	381	329	316	13	80	6.9%	6.0%	8.2%	31	39%
Queens	South Richmond Hill	353	315	50	45	88	127	116	123	-7	38	10.8%	9.8%	7.2%	10	26%
Queens	Springfield Gardens (North)-Rochdale Village	193	180	39	30	45	64	63	67	-4	13	6.7%	7.7%	6.2%	2	15%
Queens	Springfield Gardens (South)-Brookville	217	179	20	25	27	105	75	89	-14	38	17.5%	14.0%	7.8%	6	16%
Queens	St. Albans	620	563	129	86	125	218	184	208	-24	57	9.2%	7.6%	8.1%	17	30%
Queens	Sunnyside	1,158	1,010	140	188	252	425	253	287	-34	148	12.8%	13.4%	11.4%	54	36%
Queens	Sunnyside Yards (North)	64	55	10	8	17	18	11	19	-8	9	14.1%	10.4%	9.9%	5	56%
Queens	Whitestone-Beechhurst	338	310	46	50	76	136	78	81	-3	28	8.3%	8.2%	9.3%	8	29%
Queens	Woodhaven	537	479	82	88	152	156	201	225	-24	58	10.8%	9.0%	7.1%	20	34%
Queens	Woodside	923	849	133	152	182	370	246	208	38	74	8.0%	7.5%	8.8%	34	46%
Staten Island	Annadale-Huguenot-Prince's Bay-Woodrow	218	203	54	44	31	71	61	53	8	15	6.9%	7.7%	7.5%	5	33%
Staten Island	Arden Heights-Rossville	100	94	12	24	17	41	21	23	-2	6	6.0%	2.0%	4.0%	1	17%
Staten Island	Grasmere-Arrochar-South Beach-Dongan Hills	423	381	60	69	94	157	106	113	-7	42	9.9%	9.6%	7.0%	13	31%
Staten Island	Great Kills-Eltingville	491	461	77	115	112	154	161	170	-9	30	6.1%	8.7%	4.2%	5	17%
Staten Island	Mariner's Harbor-Arlington-Graniteville	314	285	27	55	85	116	110	90	20	29	9.2%	9.7%	13.4%	13	45%
Staten Island	New Dorp-Midland Beach	584	542	83	128	139	191	220	197	23	42	7.2%	9.4%	7.7%	10	24%
Staten Island	New Springville-Willowbrook-Bulls Head-Travis	453	413	71	95	129	115	126	127	-1	40	8.8%	9.0%	5.9%	7	18%
Staten Island	Oakwood-Richmondtown	73	71	21	13	17	20	15	14	1	2	2.7%	11.1%	2.8%	1	50%
Staten Island	Port Richmond	502	442	82	65	137	155	143	138	5	60	12.0%	13.1%	12.9%	11	18%
Staten Island	Rosebank-Shore Acres-Park Hill	234	211	29	47	62	76	77	56	21	23	9.8%	6.6%	8.0%	5	22%
Staten Island	St. George-New Brighton	297	262	66	52	74	69	81	72	9	35	11.8%	13.9%	15.7%	18	51%
Staten Island	Todt Hill-Emerson Hill-Lighthouse Hill-Manor Heights	163	154	34	41	33	45	49	43	6	9	5.5%	4.2%	5.0%	0	0%
Staten Island	Tompkinsville-Stapleton-Clifton-Fox Hills	404	335	65	48	103	118	89	98	-9	69	17.1%	16.1%	13.8%	24	35%
Staten Island	Tottenville-Charleston	465	436	55	97	120	162	167	148	19	29	6.2%	7.6%	8.2%	9	31%
Staten Island	West New Brighton-Silver Lake-Grymes Hill	416	395	100	75	88	129	126	114	12	21	5.0%	6.4%	5.2%	8	38%
Staten Island	Westerleigh-Castleton Corners	480	450	80	105	111	151	162	152	10	30	6.3%	5.8%	6.0%	4	13%

Appendix | Term Definitions

Spaces represent physical locations in the Live XYZ data that are geotagged by the coordinates of their main entrance and marked as occupied or vacant. Spaces statuses are verified every 90 days.

Storefronts are defined by Live XYZ as having a ground-floor entrance (or partially above or below) and may not be a "storefront" in the traditional sense. Some examples include:

- Street-level retail/commercial space
- Museums, universities, other institutions
- Some warehouses and industrial spaces
- *May not include malls or other interior spaces*

Occupants represent the use documented as filling a space. Occupants can include a mix of commercial and non-commercial activity. Each occupant is assigned a unique ID. Occupant statuses are verified every 90 days.

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Appendix | Metric Definitions

Vacancy Rate: The percentage of storefront spaces classified as unoccupied within a given geography at a given point in time. This figure excludes storefront spaces under construction or where a new tenant is coming soon.

Chronic Vacancy: A storefront space is chronically vacant if that space was classified as vacant across all data collection periods since Q1 2020. Due to data collection being paused during the Covid-19 pandemic, DCP cannot determine whether any chronically vacant storefront may have become occupied and then vacant again between Q1 2020 and when data collection resumed in Q3 2023.

Openings/Closures: Openings represent new businesses being added to the dataset, and closures represent a business being removed from the dataset. These are based on surveyors' observations during the ground survey.

Turnover Rate: The percentage of storefront spaces with a change in occupant or occupancy status over a given timeframe (in this report, Q3 2023 to Q3 2024). For instance, a space that's home to one restaurant becoming occupied by another restaurant would be counted towards turnover, as would a vacant storefront becoming occupied or an occupied storefront becoming vacant. Excluded from this figure are newly-created storefront spaces as well as those removed from the dataset (i.e. demolished or converted).

Appendix | Geography Definitions

Neighborhood Tabulation Area (NTA): A City Planning-developed geography, NTAs are approximations of New York City neighborhoods, primarily used to report Decennial Census and ACS data. NTAs are aggregations of census tracts and nest within Community District Tabulation Areas (CDTAs). NTA boundaries and their associated names may not definitively represent neighborhoods, nor are they meant to be exhaustive of all possible neighborhood names. To explore these geographies, see NYC Population FactFinder at popfactfinder.planning.nyc.gov.

Previously-surveyed Retail Corridors (slide 12): See report for exact geographies: "Retail Activity in NYC: COVID Recovery Across 24 Neighborhoods", NYC Department of City Planning, September 2020.

NYCDOT Open Streets: New York City's Open Streets program transforms streets into public spaces open to all. These public spaces allows a variety of activities including education and cultural programming as well as building communities. For more information please visit: https://www.nyc.gov/html/dot/html/pedestrians/openstreets.shtml. Data provided by the NYC Department of Transportation (DOT). Locations obtained using NYC OpenData.

Business Improvement Districts (BIDs): (BIDs) create vibrant, clean, and safe districts. They deliver services and improvements above and beyond those typically provided by the City. The NYC Department of Small Business Services (SBS) provides oversight and support to the city's existing BIDs and to communities interested in creating new BIDs. Shapefiles obtained using NYC OpenData.

Placer.ai activity geographies (slide 34): Geographies consist of custom aggregations of business districts. For more detail, see "New New York: Making New York Work for Everyone," December 2022, pg. 30.

Text source: NYC Population FactFinder